

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/1 Conservatory Drive, Burwood Vic 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$968,500

Property Type

Unit

Suburb

Burwood

Period - From

01/10/2021

to

31/12/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	306/25 Trent St GLEN IRIS 3146	\$860,000	16/12/2021
2	6/1 Conservatory Dr BURWOOD 3125	\$845,000	01/10/2021
3	7/1 Conservatory Dr BURWOOD 3125	\$825,000	19/09/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/02/2022 11:22



 3  2  2

Rooms: 6
Property Type: Unit
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median Unit Price
December quarter 2021: \$968,500

Comparable Properties



306/25 Trent St GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$860,000
Method: Private Sale
Date: 16/12/2021
Property Type: Apartment



6/1 Conservatory Dr BURWOOD 3125 (REI/VG) **Agent Comments**

 3  2  1

Price: \$845,000
Method: Sold Before Auction
Date: 01/10/2021
Property Type: Apartment



7/1 Conservatory Dr BURWOOD 3125 (REI/VG) **Agent Comments**

 3  2  1

Price: \$825,000
Method: Sold Before Auction
Date: 19/09/2021
Property Type: Apartment

Account - Philip Webb