

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 AYLWIN AVENUE BURWOOD VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,480,000

Property type

House

Suburb

Burwood

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

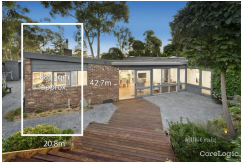
Date of sale

11 WARWICK AVENUE SURREY HILLS VIC 3127	\$1,952,000	02-Mar-24
1169 RIVERSDALE ROAD BOX HILL SOUTH VIC 3128	\$1,650,000	01-Jun-24
42 CUMMING STREET BURWOOD VIC 3125	\$1,611,000	03-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 01 August 2024



11 WARWICK AVENUE SURREY HILLS VIC 3127

4 2 2

Sold Price **\$1,952,000** Sold Date **02-Mar-24**

Distance **1.95km**



1169 RIVERSDALE ROAD BOX HILL SOUTH VIC 3128

3 2 2

Sold Price ^{RS} **\$1,650,000** Sold Date **01-Jun-24**

Distance **1.61km**



42 CUMMING STREET BURWOOD VIC 3125

4 1 2

Sold Price **\$1,611,000** Sold Date **03-Mar-24**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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