

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

215/8 YARRA BING CRESCENT 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

\$398,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Burwood

Period-from

01 May 2022

to

30 Apr 2023

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

101/2 YARRA BING CRESCENT BURWOOD VIC 3125	\$475,000	10-Jul-21
G12/373-377 BURWOOD HIGHWAY BURWOOD VIC 3125	\$420,000	13-Feb-23
114/6 YARRA BING CRESCENT BURWOOD VIC 3125	\$451,999	19-Jul-22

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: 12 May 2023

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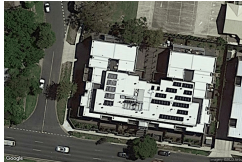


101/2 YARRA BING CRESCENT BURWOOD VIC 3125

2 1 1

Sold Price **\$475,000** Sold Date **10-Jul-21**

Distance **0.17km**



G12/373-377 BURWOOD HIGHWAY BURWOOD VIC 3125

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Sold Price **\$420,000** Sold Date **13-Feb-23**

Distance **0.38km**



114/6 YARRA BING CRESCENT BURWOOD VIC 3125

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Sold Price **\$451,999** Sold Date **19-Jul-22**

Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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