

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	64 Somers Street, Burwood Vic 3125
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000
Range between	\$1,300,000 	&	\$1,400,000

Median sale price

Median price	\$1,381,000	Hou	ise X	Unit		Suburb	Burwood
Period - From	01/10/2016	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	42 Uganda St BURWOOD 3125	\$1,340,000	26/08/2017
2	14 Judith St BURWOOD 3125	\$1,337,500	28/10/2017
3	2 Webb St BURWOOD 3125	\$1,300,000	18/11/2017

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.





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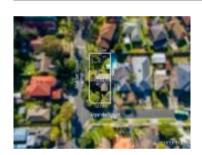






Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** Year ending September 2017: \$1,381,000

Comparable Properties



42 Uganda St BURWOOD 3125 (REI/VG)

Price: \$1,340,000 Method: Auction Sale Date: 26/08/2017

Rooms: 5

Property Type: House (Res) Land Size: 556 sqm approx Agent Comments



14 Judith St BURWOOD 3125 (REI/VG)

1 3



Price: \$1,337,500 Method: Auction Sale Date: 28/10/2017

Rooms: 5

Property Type: House (Res) Land Size: 633 sqm approx

Agent Comments



2 Webb St BURWOOD 3125 (REI)

Price: \$1,300,000 Method: Auction Sale Date: 18/11/2017

Rooms: 5

Property Type: House (Res)

Agent Comments

Account - Lindellas First National | P: 03 9838 1388 | F: 03 9838 1399





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