

## 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

64 Somers Street, Burwood Vic 3125

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

#### Median sale price

Median price \$1,381,000

House

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.

	Address 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.

