

# 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 29 Wallace Road, Burwood, VIC 3125

### Indicative selling price

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

Single price \$1,199,000

or range between

&

### Median sale price

Median price \$1,361,500

Property type House

Suburb BURWOOD

Period - From 01/05/2021

to

28/10/2021

Source

core\_logic

### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	35 Somers St Burwood Vic 3125	1,175,000	19/6/2021
2	39 Sixth Avenue Burwood Vic 3125	\$1,290,000	7/5/2021
3	7 Stewart Street Burwood Vic 3125	1,305,000	11/10/2021

This Statement of Information was prepared on: 28/10/2021