

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

1 Yarra Bing Crescent, Burwood Vic 3125

Indicative selling price

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

Range between

\$925,000

&

\$1,000,000

Median sale price

Median price

\$825,600

Property Type

Unit

Suburb

Burwood

Period - From

01/10/2019

to

30/09/2020

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	2/1 La Frank St BURWOOD 3125	\$950,400	01/12/2020
2	47 Muyan Cirt BURWOOD 3125	\$892,617	29/06/2020
3	27 Muyan Cirt BURWOOD 3125	\$841,600	11/07/2020

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.~~

This Statement of Information was prepared on:

03/12/2020 14:56

1 Yarra Bing Crescent, Burwood Vic 3125

**Jellis
Craig**

Troy Sheehan
03 9908 5700
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Indicative Selling Price

\$925,000 - \$1,000,000

Median Unit Price

Year ending September 2020: \$825,600



4 2 2

Property Type: House (Res)

Land Size: 242 sqm approx

Agent Comments

Comparable Properties



2/1 La Frank St BURWOOD 3125 (REI)

Agent Comments

3 2 2

Price: \$950,400

Method: Private Sale

Date: 01/12/2020

Property Type: Townhouse (Single)

47 Muyan Cirt BURWOOD 3125 (VG)

Agent Comments

3 - -

Price: \$892,617

Method: Sale

Date: 29/06/2020

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Dwelling

27 Muyan Cirt BURWOOD 3125 (VG)

Agent Comments

3 - -

Price: \$841,600

Method: Sale

Date: 11/07/2020

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Dwelling

Land Size: 233 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.