

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

99 PARER STREET, BURWOOD, VIC 3125

Indicative selling price

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

Price Range: \$1,550,000 to \$1,650,000

Median sale price

Median price

\$1,250,000

Property type

House

Suburb

BURWOOD

Period

01 October 2019 to 30 September 2020

Source



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.

This Statement of Information was prepared on: 29/10/2020

Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 1000.0m from the focus property. The lowest sale price is \$0 and the highest sale price is \$1,750,000 with a median sale price of \$1,396,000. Days listed ranges from 12 to 242 days with the average currently at 52 days for these selected properties.

4 PATTERSON AVE, BURWOOD, VIC 3125

UBD Ref: Melbourne - 286 J5
Distance from Property: 186m

3 1 1



Property Type: House
Area: 761 m²
Area \$/m²: \$0
RPD: 253//LP7041

Features:

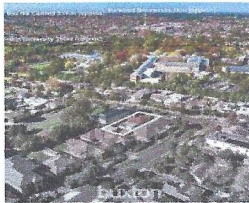
Sale Price: **\$0 (Agents Advice - Sale)**
Sale Date: 23/09/2020 Days to Sell: 242 Days
Last Price: Contact agent (Under Chg %:
First Price: Contact Agent (Under Chg %:

\$1,500,000

38 DANIEL ST, BURWOOD, VIC 3125

UBD Ref: Melbourne - 286 J7
Distance from Property: 361m

3 1 2



Property Type: House
Area: 581 m²
Area \$/m²: \$2,411
RPD: 68//LP54112

Features:

Sale Price: **\$1,401,000 (Normal Sale)**
Sale Date: 03/07/2020 Days to Sell: 63 Days
Last Price: Contact Agent Chg %:
First Price: Contact Agent Chg %:

72 MURRAY DR, BURWOOD, VIC 3125

UBD Ref: Melbourne - 286 H5
Distance from Property: 177m

3 2 2



Property Type: House
Area: 532 m²
Area \$/m²: \$2,754
RPD: 61//PS341849

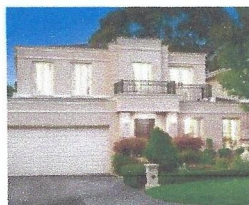
Features:

Sale Price: **\$1,465,000 (Normal Sale)**
Sale Date: 27/06/2020 Days to Sell: 24 Days
Last Price: Contact agent Chg %:
First Price: Contact agent Chg %:

5 EMMY CRT, BURWOOD, VIC 3125

UBD Ref: Melbourne - 286 H5
Distance from Property: 177m

4 2 2



Property Type: House
Area: 300 m²
Area \$/m²: \$4,733
RPD: 3//PS428317

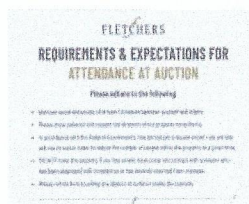
Features:

Sale Price: **\$1,420,000 (Normal Sale)**
Sale Date: 28/03/2020 Days to Sell: 22 Days
Last Price: Under Offer Chg %:
First Price: Contact Agent Chg %:

12 ACACIA PL, BURWOOD, VIC 3125

UBD Ref: Melbourne - 286 H5
Distance from Property: 353m

4 2 2



Property Type: House
Area: 351 m²
Area \$/m²: \$3,917
RPD: 72//PS341849

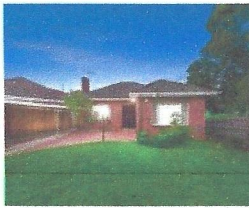
Features:

Sale Price: **\$1,375,000 (Normal Sale)**
Sale Date: 25/03/2020 Days to Sell: 25 Days
Last Price: \$1,300,000 - \$1,400,000 Chg %:
First Price: Contact Agent Chg %:

15 WARATAH AVE, BURWOOD, VIC 3125

UBD Ref: Melbourne - 286 G6
Distance from Property: 549m

3 1 2



Property Type: House
Area: 637 m²
Area \$/m²: \$1,903
RPD: 71//LP17010

Features:

Sale Price: \$1,212,000 (Normal Sale)
Sale Date: 26/02/2020 Days to Sell: 12 Days
Last Price: Under offer (Under Chg %:
First Price: Under offer Chg %:

30 MELDAN ST, BURWOOD, VIC 3125

UBD Ref: Melbourne - 286 J6
Distance from Property: 213m

3 1 2



Property Type: House
Area: 590 m²
Area \$/m²: \$2,193
RPD: 52//LP54112

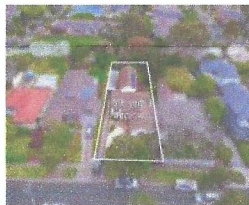
Features:

Sale Price: \$1,294,000 (Normal Sale)
Sale Date: 22/02/2020 Days to Sell: 31 Days
Last Price: \$1,200,000 - \$1,300,000 Chg %:
First Price: Contact Agent Chg %:

43 ROSLYN ST, BURWOOD, VIC 3125

UBD Ref: Melbourne - 286 H7
Distance from Property: 460m

4 2 3



Property Type: House
Area: 697 m²
Area \$/m²: \$2,301
RPD: 102//LP7041

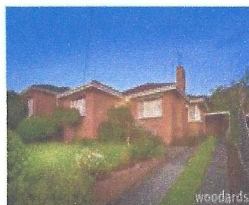
Features:

Sale Price: \$1,604,000 (Normal Sale)
Sale Date: 30/11/2019 Days to Sell: 24 Days
Last Price: Contact Agent Chg %:
First Price: Contact Agent Chg %:

78 SOMERS ST, BURWOOD, VIC 3125

UBD Ref: Melbourne - 286 H6
Distance from Property: 359m

4 1 1



Property Type: House
Area: 585 m²
Area \$/m²: \$2,378
RPD: 3//LP41550

Features:

Sale Price: \$1,391,000 (Normal Sale)
Sale Date: 23/11/2019 Days to Sell: 29 Days
Last Price: Contact Agent Chg %:
First Price: \$1,100,000 - \$1,200,000 Chg %:

7 MURRAY DR, BURWOOD, VIC 3125

UBD Ref: Melbourne - 286 H7
Distance from Property: 450m

4 2 2



Property Type: House
Area: 670 m²
Area \$/m²: \$2,612
RPD: 36//LP27643

Features:

Sale Price: \$1,750,000 (Normal Sale)
Sale Date: 19/10/2019 Days to Sell: N/A
Last Price: Chg %:
First Price: Chg %: