

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

2/8 Alder Street, Burwood Vic 3125

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Burwood

Period - From 19/10/2018

to

18/10/2019

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	2/9 Cromwell St BURWOOD 3125	\$780,000	03/08/2019
2	2/35 Station St BURWOOD 3125	\$738,000	09/07/2019
3	1/12 Wridgway Av BURWOOD 3125	\$753,000	15/06/2019

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:

19/10/2019 14:19



2 2 1

Property Type: House

Agent Comments

Comparable Properties



2/9 Cromwell St BURWOOD 3125 (REI/VG)

Agent Comments

2 1 1

Price: \$780,000

Method: Auction Sale

Date: 03/08/2019

Property Type: Unit



2/35 Station St BURWOOD 3125 (REI/VG)

Agent Comments

2 1 1

Price: \$738,000

Method: Private Sale

Date: 09/07/2019

Property Type: Townhouse (Single)



1/12 Wridgway Av BURWOOD 3125 (REI/VG)

Agent Comments

2 1 1

Price: \$753,000

Method: Auction Sale

Date: 15/06/2019

Property Type: Unit