

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

4/22 Middleborough Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$620,000 & \$682,000

Median sale price

Median price \$635,000

Property Type Unit

Suburb Burwood East

Period - From 01/11/2019

to 31/10/2020

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	2/21 Quaintance St MOUNT WAVERLEY 3149	\$695,000	25/07/2020
2	2/21 Cypress Av BURWOOD 3125	\$663,000	08/07/2020
3	2/34 Darbyshire Rd MOUNT WAVERLEY 3149	\$625,000	06/07/2020

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:

01/11/2020 01:55



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$620,000 - \$682,000

Median Unit Price

01/11/2019 - 31/10/2020: \$635,000

Comparable Properties



2/21 Quaintance St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$695,000

Method: Auction Sale

Date: 25/07/2020

Property Type: Unit

Land Size: 245 sqm approx



2/21 Cypress Av BURWOOD 3125 (VG)

Agent Comments



Price: \$663,000

Method: Sale

Date: 08/07/2020

Property Type: Flat/Unit/Apartment (Res)



2/34 Darbyshire Rd MOUNT WAVERLEY 3149 (VG)

Agent Comments



Price: \$625,000

Method: Sale

Date: 06/07/2020

Property Type: Flat/Unit/Apartment (Res)