

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 2/42 Roslyn Street, Burwood, VIC 3125

Indicative selling price

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

Single price or range between \$1,630,000 & \$1,790,000

Median sale price

Median price \$820,500 Property type Unit Suburb BURWOOD

Period - From 26/05/2022 to 25/05/2023 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 2/35 Jordan Street Ashwood Vic 3147	\$1,800,000	2023-05-10
2 1/21 Kingston Street Mount Waverley Vic 3149	\$1,655,000	2023-04-02
3 2/10 Tyne Street Camberwell Vic 3124	\$1,738,000	2023-02-08

This Statement of Information was prepared on: 26/05/2023

