

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

206/8 YARRA BING CRESCENT BURWOOD VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,500

Property type

Unit

Suburb

Burwood

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

108/4 YARRA BING CRESCENT BURWOOD VIC 3125	\$340,000	28-Mar-24
108/8 YARRA BING CRESCENT BURWOOD VIC 3125	\$335,000	05-Mar-24

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 6 months.

This Statement of Information was prepared on: 19 April 2024



108/4 YARRA BING CRESCENT BURWOOD VIC 3125

1 1 1

Sold Price

^{RS} **\$340,000** Sold Date **28-Mar-24**

Distance **0.11km**



108/8 YARRA BING CRESCENT BURWOOD VIC 3125

1 1 1

Sold Price

^{RS} **\$335,000** Sold Date **05-Mar-24**

Distance **0.01km**

RS = Recent sale **UN** = Undisclosed Sale

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