

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 **1/17 Sunhill Avenue, 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)

Range between **\$930,000** & **\$990,000**

Median sale price

Median price **\$972,000** Property type **Unit** Suburb **Burwood**
Period - From **01/07/2023** to **30/09/2023** 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. 1/132 Station Street, Burwood VIC 3125	\$1,088,000	30/09/2023
2. 2/7 Farleigh Avenue, Burwood VIC 3125	\$1,040,500	23/09/2023
3. 2/14 Havelock Street, Burwood VIC 3125	\$1,002,000	23/09/2023

This Statement of Information was prepared on: **01/11/2023**