

# 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

1/24 Bennett Street, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,320,000

### Median sale price

Median price \$1,016,000 Property Type Townhouse Suburb Burwood

Period - From 10/07/2022 to 09/07/2023 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	2/110 Parer St BURWOOD 3125	\$1,301,000	03/06/2023
2	2/29 Montpellier Rd BURWOOD 3125	\$1,293,000	11/02/2023
3	2/7 Inverness Av BURWOOD 3125	\$1,241,800	26/04/2023

**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:

10/07/2023 13:01



**Property Type:** House (Res)

Agent Comments

## Comparable Properties

**2/110 Parer St BURWOOD 3125 (REI)**

Agent Comments



**Price:** \$1,301,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** Townhouse (Res)

**2/29 Montpellier Rd BURWOOD 3125 (REI/VG)**

Agent Comments



**Price:** \$1,293,000

**Method:** Auction Sale

**Date:** 11/02/2023

**Property Type:** Townhouse (Res)

**Land Size:** 268 sqm approx

**2/7 Inverness Av BURWOOD 3125 (REI/VG)**

Agent Comments



**Price:** \$1,241,800

**Method:** Sold Before Auction

**Date:** 26/04/2023

**Property Type:** Townhouse (Res)

