

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 Summit Road, Burwood Vic 3125

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$856,000

Property Type

Unit

Suburb

Burwood

Period - From

01/04/2023

to

31/03/2024

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	31 Richmond St BLACKBURN SOUTH 3130	\$1,250,000	21/11/2023
2	24 Crow St BURWOOD EAST 3151	\$1,249,000	10/12/2023
3	3 Muyan Cirt BURWOOD 3125	\$1,200,000	08/02/2024

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:

02/05/2024 10:12



Property Type:

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

Year ending March 2024: \$856,000

Comparable Properties



31 Richmond St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 21/11/2023

Property Type: House

Land Size: 696 sqm approx



24 Crow St BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$1,249,000

Method: Sold After Auction

Date: 10/12/2023

Property Type: House (Res)

Land Size: 591 sqm approx

3 Muyan Cirt BURWOOD 3125 (VG)

Agent Comments



Price: \$1,200,000

Method: Sale

Date: 08/02/2024

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Dwelling

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222