

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

1/7 La Frank Street, Burwood Vic 3125

Indicative selling price

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

Range between \$620,000 & \$660,000

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	3/80 Burwood Hwy BURWOOD EAST 3151	\$710,000	19/04/2024
2	1/84 Burwood Hwy BURWOOD EAST 3151	\$691,000	02/03/2024
3	3/51 Middleborough Rd BURWOOD 3125	\$610,000	21/03/2024

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:

05/06/2024 22:12



2 1 1

Property Type: Strata Unit
Land Size: 147 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$660,000
Median Unit Price
Year ending March 2024: \$856,000

Comparable Properties



3/80 Burwood Hwy BURWOOD EAST 3151 (REI)

Agent Comments

2 1 1

Price: \$710,000
Method: Private Sale
Date: 19/04/2024
Property Type: Townhouse (Res)



1/84 Burwood Hwy BURWOOD EAST 3151 (REI/VG)

Agent Comments

2 1 1

Price: \$691,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit



3/51 Middleborough Rd BURWOOD 3125 (VG)

Agent Comments

2 - -

Price: \$610,000
Method: Sale
Date: 21/03/2024
Property Type: Strata Unit/Flat