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

10a Summit Road, Burwood Vic 3125

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$851,500	Pro	operty Type	Unit			Suburb	Burwood
Period - From	26/02/2023	to	25/02/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/28 Darbyshire Rd MOUNT WAVERLEY 3149	\$1,125,000	14/12/2023
2	23 Feathertop Cha BURWOOD EAST 3151	\$1,120,000	23/11/2023
3	1/24-26 Renown St BURWOOD 3125	\$1,040,000	23/11/2023

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:

26/02/2024 11:32





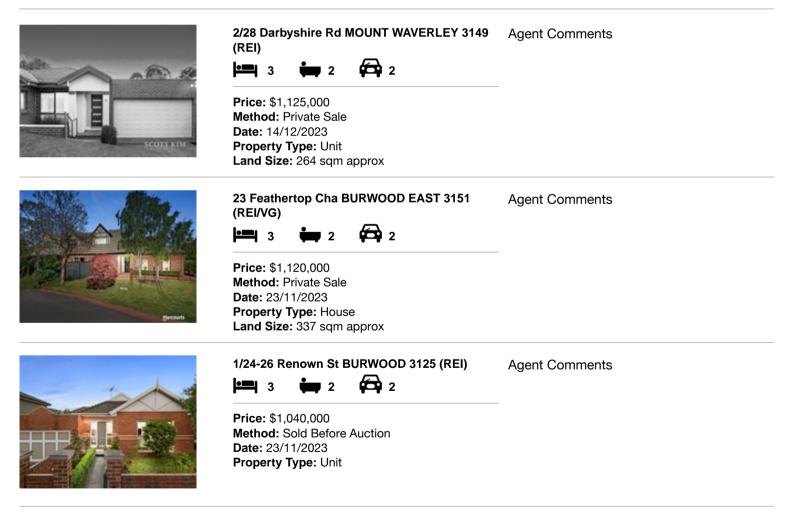




Property Type: Unit **Land Size:** 456 sqm approx Agent Comments 8849 8088 0433 625 756 calvinhuang@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price 26/02/2023 - 25/02/2024: \$851,500

Comparable Properties



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