

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$851,500 Property Type Unit Suburb Burwood

Period - From 26/02/2023 to 25/02/2024 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	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



3   2   2

**Property Type:** Unit

**Land Size:** 456 sqm approx

Agent Comments

## Comparable Properties



**2/28 Darbyshire Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments

3   2   2

**Price:** \$1,125,000

**Method:** Private Sale

**Date:** 14/12/2023

**Property Type:** Unit

**Land Size:** 264 sqm approx



**23 Feathertop Cha BURWOOD EAST 3151 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 23/11/2023

**Property Type:** House

**Land Size:** 337 sqm approx



**1/24-26 Renown St BURWOOD 3125 (REI)**

Agent Comments

3   2   2

**Price:** \$1,040,000

**Method:** Sold Before Auction

**Date:** 23/11/2023

**Property Type:** Unit