

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

111 Roslyn Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,420,000 Property Type House Suburb Burwood

Period - From 01/10/2022 to 30/09/2023 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	2/938 Riversdale Rd SURREY HILLS 3127	\$1,400,000	06/12/2023
2	1/24 Bennett St BURWOOD 3125	\$1,365,000	05/12/2023
3	3/12 Farleigh Av BURWOOD 3125	\$1,330,000	02/09/2023

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:

14/12/2023 12:25

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending September 2023: \$1,420,000



4 2 2

Rooms: 6

Property Type: Townhouse
(Res)

Agent Comments

Comparable Properties



2/938 Riversdale Rd SURREY HILLS 3127
(REI)

Agent Comments

4 3 2

Price: \$1,400,000

Method: Sold Before Auction

Date: 06/12/2023

Property Type: Townhouse (Res)



1/24 Bennett St BURWOOD 3125 (REI)

Agent Comments

4 3 2

Price: \$1,365,000

Method: Private Sale

Date: 05/12/2023

Property Type: Townhouse (Single)



3/12 Farleigh Av BURWOOD 3125 (REI)

Agent Comments

4 3 2

Price: \$1,330,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Townhouse (Res)