

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

14 Milford Avenue, Burwood Vic 3125

Indicative selling price

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

Range between \$825,000 & \$907,500

Median sale price

Median price \$1,485,500 Property Type House Suburb Burwood

Period - From 11/12/2022 to 10/12/2023 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	1a Bronte Av BURWOOD 3125	\$1,076,000	22/11/2023
2	7 Montpelier Rd BURWOOD 3125	\$925,000	22/07/2023
3	13 Delany Av BURWOOD 3125	\$845,000	30/08/2023

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: 11/12/2023



Rooms: 4
Property Type: House
Land Size: 348 sqm approx
Agent Comments

Indicative Selling Price
\$825,000 - \$907,500
Median House Price
11/12/2022 - 10/12/2023: \$1,485,500

Comparable Properties



1a Bronte Av BURWOOD 3125 (REI)

Agent Comments



Price: \$1,076,000
Method: Sold Before Auction
Date: 22/11/2023
Property Type: House (Res)
Land Size: 322 sqm approx



7 Montpellier Rd BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$925,000
Method: Auction Sale
Date: 22/07/2023
Property Type: House (Res)
Land Size: 443 sqm approx



13 Delany Av BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$845,000
Method: Sold Before Auction
Date: 30/08/2023
Property Type: Unit
Land Size: 244 sqm approx

Account - Exceland Burwood | P: 03 9888 8883 | F: 03 9888 8839