Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	14 Milford Avenue, Burwood Vic 3125
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,485,500	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	1a Bronte Av BURWOOD 3125	\$1,076,000	22/11/2023
2	7 Montpellier 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 comparableproperties 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)

– 2





Price: \$1,076,000

Method: Sold Before Auction

Date: 22/11/2023

Property Type: House (Res) **Land Size:** 322 sqm approx

Agent Comments



7 Montpellier Rd BURWOOD 3125 (REI/VG)

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Price: \$925,000 Method: Auction Sale Date: 22/07/2023

Property Type: House (Res) **Land Size:** 443 sqm approx

Agent Comments



13 Delany Av BURWOOD 3125 (REI/VG)



В



Price: \$845.000

Method: Sold Before Auction

Date: 30/08/2023 Property Type: Unit

Land Size: 244 sqm approx

Agent Comments

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





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