

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

2/11 AYLWIN AVENUE BURWOOD VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$940,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Burwood

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

1/21 EDWARDS STREET BURWOOD VIC 3125	\$1,025,000	28-Jun-23
1/5 EDWARDS STREET BURWOOD VIC 3125	\$915,000	05-Dec-23
1/1 SCOTT GROVE BURWOOD VIC 3125	\$930,000	25-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 12 December 2023



1/21 EDWARDS STREET BURWOOD VIC 3125 Sold Price **\$1,025,000** Sold Date **28-Jun-23**

2 2 2

Distance **0.2km**



1/5 EDWARDS STREET BURWOOD VIC 3125 Sold Price ^{RS} **\$915,000** Sold Date **05-Dec-23**

2 1 1

Distance **0.33km**



1/1 SCOTT GROVE BURWOOD VIC 3125 Sold Price ^{RS} **\$930,000** Sold Date **25-Nov-23**

3 1 2

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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