

# 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

2/14 Keogh Street, 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

\$1,031,000

Property Type

Townhouse

Suburb

Burwood

Period - From

25/07/2022

to

24/07/2023

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	2/42 Eley Rd BURWOOD 3125	\$1,070,000	22/03/2023
2			
3			

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:

25/07/2023 16:03

2/14 Keogh Street, Burwood Vic 3125

**Harcourts**

John Konidaris

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 4  2  2

**Rooms:** 6

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Townhouse Price**

25/07/2022 - 24/07/2023: \$1,031,000

## Comparable Properties



2/42 Eley Rd BURWOOD 3125 (VG)

Agent Comments

 4  -  -

**Price:** \$1,070,000

**Method:** Sale

**Date:** 22/03/2023

**Property Type:** Strata Unit/Villa Unit/Townhouse  
- Single OYO Unit

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.

Account - Harcourts Manningham | P: 03 9842 8000



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