

# 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

2/51 Morton Road, 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 \$1,200,000 & \$1,320,000

### Median sale price

Median price \$856,000 Property Type Unit Suburb Burwood

Period - From 01/04/2023 to 31/03/2024 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	2/29 Ireland St BURWOOD 3125	\$1,392,000	13/04/2024
2	2/18 Raymond St ASHWOOD 3147	\$1,387,500	17/02/2024
3	1/1 Murra Ct ASHWOOD 3147	\$1,353,000	23/03/2024

**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:

22/04/2024 11:03



4   3   2

**Rooms:** 8  
**Property Type:** Townhouse  
**Land Size:** 257 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,320,000  
**Median Unit Price**  
Year ending March 2024: \$856,000

## Comparable Properties



2/29 Ireland St BURWOOD 3125 (REI)

Agent Comments

4   3   2

**Price:** \$1,392,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** Townhouse (Res)



2/18 Raymond St ASHWOOD 3147 (REI)

Agent Comments

3   2   2

**Price:** \$1,387,500  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 270 sqm approx



1/1 Murra Ct ASHWOOD 3147 (REI)

Agent Comments

3   2   2

**Price:** \$1,353,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 290 sqm approx