

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

2/7 Farleigh Avenue, Burwood Vic 3125

Indicative selling price

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

Range between \$930,000 & \$1,000,000

Median sale price

Median price \$1,022,500 Property Type Townhouse Suburb Burwood

Period - From 25/08/2022 to 24/08/2023 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	2b Asquith St BOX HILL SOUTH 3128	\$1,000,000	27/02/2023
2	23 Burn Nar Look Dr BURWOOD 3125	\$985,000	16/03/2023
3	1/20 Johnston St BURWOOD 3125	\$980,000	29/04/2023

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:

25/08/2023 08:12



3 2 2

Property Type: Townhouse
Land Size: 158 sqm approx

Agent Comments

- Approx. 3 years old - Current fees are \$300 for public liability insurance and the electricity account for common property - Council rate approx. \$1950 per annum

Indicative Selling Price
\$930,000 - \$1,000,000
Median Townhouse Price
25/08/2022 - 24/08/2023: \$1,022,500

Comparable Properties



2b Asquith St BOX HILL SOUTH 3128 (REI/VG) Agent Comments

3 2 2

Price: \$1,000,000
Method: Private Sale
Date: 27/02/2023
Property Type: House
Land Size: 213 sqm approx



23 Burn Nar Look Dr BURWOOD 3125 (REI/VG) Agent Comments

3 2 1

Price: \$985,000
Method: Sold Before Auction
Date: 16/03/2023
Property Type: Townhouse (Res)

1/20 Johnston St BURWOOD 3125 (REI/VG) Agent Comments

3 3 1

Price: \$980,000
Method: Auction Sale
Date: 29/04/2023
Property Type: Townhouse (Res)

Account - The One Real Estate (AU) | P: 03 7007 5707