

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 Burn Nar Look Drive, Burwood Vic 3125

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,035,500 Property Type Townhouse Suburb Burwood

Period - From 23/02/2023 to 22/02/2024 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	1/13 Skene St BURWOOD EAST 3151	\$1,045,000	03/02/2024
2	3/14 Stephens St BURWOOD 3125	\$950,000	31/01/2024
3	1/17 Sunhill Av BURWOOD 3125	\$930,000	02/12/2023

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:

23/02/2024 13:11



Property Type: Townhouse

Agent Comments

Comparable Properties



1/13 Skene St BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,045,000

Method: Auction Sale

Date: 03/02/2024

Property Type: Townhouse (Res)

Land Size: 280 sqm approx



3/14 Stephens St BURWOOD 3125 (REI)

Agent Comments



Price: \$950,000

Method: Sold Before Auction

Date: 31/01/2024

Property Type: Townhouse (Res)



1/17 Sunhill Av BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$930,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

Land Size: 227 sqm approx