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	21 Somers Street, Burwood Vic 3125
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,027,750	Pro	perty Type T	ownhouse		Suburb	Burwood
Period - From	06/02/2023	to	05/02/2024		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

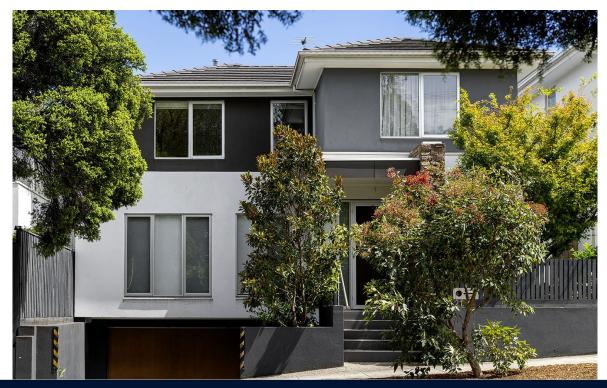
Add	dress of comparable property	Price	Date of sale
1	2/938 Riversdale Rd SURREY HILLS 3127	\$1,365,000	09/01/2024
2	16 Webb St BURWOOD 3125	\$1,278,000	21/10/2023
3	2/39 Leopold St BURWOOD 3125	\$1,275,000	12/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/02/2024 18:21







21 Somers Street, Burwood

Whitehorse Council Rates: Refer to contract of sale House size: 200sqm approx. exc under house storage

Tri-level living with flexible living spaces

Pristine tiled floors

Quality carpet throughout

High ceilings throughout

Large living and dining retreat

Modern kitchen with stone benchtops, Miele appliances

and soft closing drawers

Outdoor entertaining area with remote awning

Low maintenance garden

Double lock up garage with internal access

Large storage room

Spacious laundry with ample storage

Rental Estimate

\$750 - \$800 per week based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Close proximity to

Schools Wattle Park Primary School – (zoned) – 950m

Ashwood High School - (zoned) - 2.2km

Deakin University - 1.6km

Presbyterian Ladies College (PLC) - 1.0km

Shops Burwood Village

Burwood Heights Shopping Centre (3.4km) Burwood Brickworks Shopping Centre (3.5km) Burwood One Shopping Centre (5.3km)

Chadstone – The Fashion Capital (5.0km)

Parks Wattle Park (1.0km)

Waratah Avenue Playground (550m)

Burwood Reserve (1.0km)

Transport Burwood Station (2.2km)

Bus 766 Box Hill Station - Burwood via Surrey Hills

Bus 903 Altona - Mordiallic

Tram 75 Vermont South - Central Pier Docklands

Settlement

10% deposit, 90/120 days or any other such terms that have been agreed to in writing, by the vendor prior to auction.



Rachel Waters 0413 465 746



Mark Johnstone 0417 377 916

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.