

# 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

22 Donald 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 \$1,750,000

&

\$1,850,000

### Median sale price

Median price \$1,544,000

Property Type House

Suburb Burwood

Period - From 01/10/2023

to 31/12/2023

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	16 Harrison Av BURWOOD 3125	\$1,735,000	09/09/2023
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:

18/01/2024 11:59



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 660 sqm approx

**Agent Comments**

With a picturesque façade, this renovated four bedroom, two bathroom period home delivers warmth and charm while showcasing open plan entertaining with seamless indoor/outdoor connection.

**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median House Price**

December quarter 2023: \$1,544,000

## Comparable Properties



**16 Harrison Av BURWOOD 3125 (REI/VG)**

**Agent Comments**



**Price:** \$1,735,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** House (Res)  
**Land Size:** 786 sqm approx

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.