## 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

29 Summit Road, Burwood Vic 3125

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot  | ting |        |         |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|---------|
| Range betwee    | \$1,390,000       |      | &            |      | \$1,490,000 |      |        |         |
| Median sale p   | rice              |      |              |      |             |      |        |         |
| Median price    | \$1,487,500       | Pro  | operty Type  | Hou  | se          |      | Suburb | Burwood |
| Period - From   | 01/02/2023        | to   | 31/01/2024   |      | So          | urce | 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.

| Ado | dress of comparable property        | Price       | Date of sale |
|-----|-------------------------------------|-------------|--------------|
| 1   | 1/35 Jubilee St MOUNT WAVERLEY 3149 | \$1,489,000 | 21/10/2023   |
| 2   | 9 Eley Rd BOX HILL SOUTH 3128       | \$1,460,000 | 28/10/2023   |
| 3   | 2/451 Highbury Rd BURWOOD EAST 3151 | \$1,401,888 | 23/12/2023   |

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:

01/02/2024 15:29



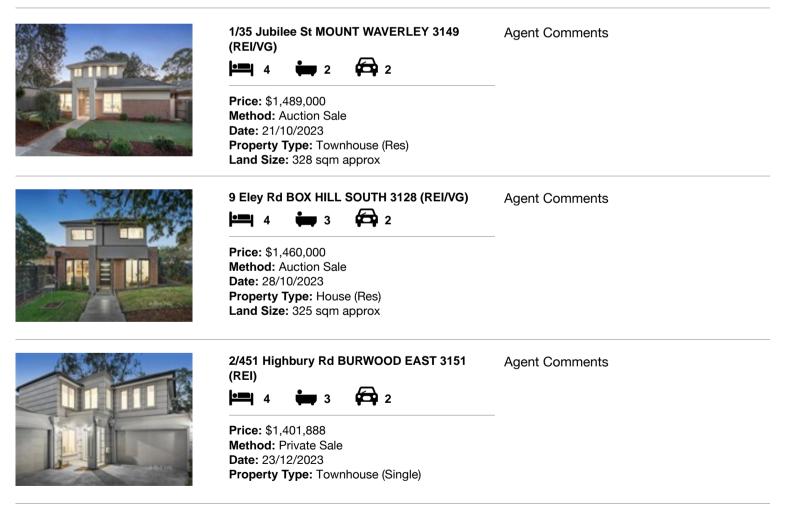






Property Type: Townhouse (Res) Land Size: 335 sqm approx Agent Comments Indicative Selling Price \$1,390,000 - \$1,490,000 Median House Price 01/02/2023 - 31/01/2024: \$1,487,500

# **Comparable Properties**



#### Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



Propertydata

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