

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 consumer.vic.gov.au/underquoting

Range between \$1,390,000 & \$1,490,000

Median sale price

Median price \$1,487,500 Property Type House Suburb Burwood

Period - From 01/02/2023 to 31/01/2024 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	1/35 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



4 3 2

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



1/35 Jubilee St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,489,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Townhouse (Res)

Land Size: 328 sqm approx



9 Eley Rd BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

4 3 2

Price: \$1,460,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 325 sqm approx



2/451 Highbury Rd BURWOOD EAST 3151 (REI)

Agent Comments

4 3 2

Price: \$1,401,888

Method: Private Sale

Date: 23/12/2023

Property Type: Townhouse (Single)

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