

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

3/2 Fletcher Parade, Burwood Vic 3125

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$852,000 Property Type Unit 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	4/6 Lafrank St BURWOOD 3125	\$1,135,000	25/11/2023
2	9 Ewart La BURWOOD 3125	\$1,045,000	21/02/2024
3	3/45-47 Greenwood St BURWOOD 3125	\$1,040,000	09/03/2024

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:

12/04/2024 10:07

3/2 Fletcher Parade, Burwood Vic 3125

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
December quarter 2023: \$852,000

Comparable Properties



4/6 Lafrank St BURWOOD 3125 (REI/VG)

Agent Comments

3 2 2

Price: \$1,135,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Townhouse (Res)

Land Size: 212 sqm approx



9 Ewart La BURWOOD 3125 (REI)

Agent Comments

3 2 2

Price: \$1,045,000

Method: Private Sale

Date: 21/02/2024

Property Type: Townhouse (Res)



3/45-47 Greenwood St BURWOOD 3125 (REI)

Agent Comments

4 2 2

Price: \$1,040,000

Method: Auction Sale

Date: 09/03/2024

Property Type: Townhouse (Res)

Account - Heavyside



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