

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

3/20 Aylwin Avenue, Burwood Vic 3125

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,420,000 Property Type House Suburb Burwood

Period - From 01/10/2022 to 30/09/2023 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	1/39 Closter Av ASHWOOD 3147	\$1,100,000	15/08/2023
2	1/2 Douglas St ASHWOOD 3147	\$1,050,000	17/06/2023
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: 19/10/2023 15:54



3 2 1

Rooms: 6

Property Type: Flat

Agent Comments

Comparable Properties



1/39 Closter Av ASHWOOD 3147 (REI/VG)

Agent Comments

3 1 1

Price: \$1,100,000

Method: Private Sale

Date: 15/08/2023

Property Type: Unit

Land Size: 297 sqm approx



1/2 Douglas St ASHWOOD 3147 (REI/VG)

Agent Comments

3 1 2

Price: \$1,050,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

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.