Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/20 Aylwin Avenue, Burwood Vic 3125

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting			
Range betwee	\$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,420,000	Pro	operty Type	Hou	ise		Suburb	Burwood	
Period - From	01/10/2022	to	30/09/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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.

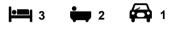
This Statement of Information was prepared on:

19/10/2023 15:54



3/20 Aylwin Avenue, Burwood Vic 3125





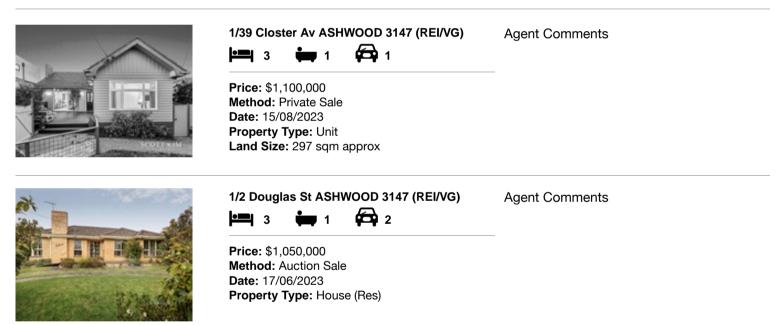
Rooms: 6 Property Type: Flat

Agent Comments

Jonathon O'Donoghue 03 9810 5000 0412 745 707 jodonoghue@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending September 2023: \$1,420,000

Comparable Properties



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.

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propertydata



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