

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

3/24 Summit Road, Burwood Vic 3125

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$856,000 Property Type Unit Suburb Burwood

Period - From 01/04/2023 to 31/03/2024 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	2/7 Newbigin St BURWOOD 3125	\$1,155,000	30/05/2024
2	1/10 Newbigin St BURWOOD 3125	\$1,010,990	03/06/2024
3	3/14 Stephens St BURWOOD 3125	\$950,000	31/01/2024

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:

06/06/2024 14:40



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Unit Price
Year ending March 2024: \$856,000

Comparable Properties



2/7 Newbigan St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,155,000
Method: Sold Before Auction
Date: 30/05/2024
Property Type: Townhouse (Res)



1/10 Newbigan St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,010,990
Method: Private Sale
Date: 03/06/2024
Property Type: Townhouse (Single)
Land Size: 247 sqm approx



3/14 Stephens St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$950,000
Method: Sold Before Auction
Date: 31/01/2024
Property Type: Townhouse (Res)

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