

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 6 Patterson Avenue, Burwood Vic 3125

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$1,401,501 Property Type House Suburb Burwood

Period - From 01/04/2023 to 30/06/2023 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	76 Middlesex Rd SURREY HILLS 3127	\$2,800,000	12/08/2023
2	21 Summit Rd BURWOOD 3125	\$2,610,000	30/09/2023
3	125 Station St BURWOOD 3125	\$2,505,000	15/09/2023

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: 02/10/2023 17:18



Property Type: House (Previously

Occupied - Detached)

Land Size: 767 sqm approx

Agent Comments

Comparable Properties



76 Middlesex Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,800,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 724 sqm approx



21 Summit Rd BURWOOD 3125 (REI)

Agent Comments



Price: \$2,610,000

Method: Auction Sale

Date: 30/09/2023

Property Type: House (Res)

Land Size: 833 sqm approx



125 Station St BURWOOD 3125 (REI)

Agent Comments



Price: \$2,505,000

Method: Private Sale

Date: 15/09/2023

Property Type: House

Land Size: 726 sqm approx