

# 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

9 Summit Road, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,980,000 & \$2,170,000

### Median sale price

Median price \$1,514,000 Property Type House Suburb Burwood

Period - From 01/07/2023 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 | 51 Aldinga St BLACKBURN SOUTH 3130 | \$2,260,000 | 04/11/2023   |
| 2 | 31 Asquith St BOX HILL SOUTH 3128  | \$2,110,000 | 28/10/2023   |
| 3 | 7 Stephens St BURWOOD 3125         | \$1,960,000 | 18/10/2023   |

**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:

09/11/2023 13:54



5 3 3

**Property Type:** House  
**Land Size:** 832 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,980,000 - \$2,170,000  
**Median House Price**  
September quarter 2023: \$1,514,000

## Comparable Properties



**51 Aldinga St BLACKBURN SOUTH 3130 (REI)** **Agent Comments**

5 4 2

**Price:** \$2,260,000  
**Method:** Auction Sale  
**Date:** 04/11/2023  
**Property Type:** House (Res)  
**Land Size:** 684 sqm approx



**31 Asquith St BOX HILL SOUTH 3128 (REI)** **Agent Comments**

5 3 2

**Price:** \$2,110,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 702 sqm approx



**7 Stephens St BURWOOD 3125 (REI)** **Agent Comments**

5 2 2

**Price:** \$1,960,000  
**Method:** Auction Sale  
**Date:** 18/10/2023  
**Property Type:** House (Res)  
**Land Size:** 773 sqm approx

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511