

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 182 Burwood Highway Burwood VIC 3125

Indicative selling price

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

Single price \$* or range between \$*699,000 & \$818,000

Median sale price

Median price \$1,148,000 Property type *Townhouse* Suburb Burwood
Period - From 1 Sep 2018 to 4 Sep 2019 Source Realestate.com.au

Comparable property sales

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 2/9 Cromwell Street Burwood VIC 3125	\$ 780,000	03-Aug-19
2 2/20 Gillard Street Burwood VIC 3125	\$ 790,000	29-Jul-18
3 2/26 Peacock Street Burwood VIC 3125	\$ 755,000	28-Jul-18

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: 20/09/2019