

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

2/8 Farleigh Avenue, Burwood, VIC 3125

### Indicative selling price

\$ 950,000 - \$1,045,000

Range between

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

### Median sale price

Median price  
\$ 709,500

Unit

\*Delete house or unit as applicable

Suburb  
BURWOOD

Period  
17/10/2018 - 15/04/2019

Source  
Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**31 SUGARLOAF CLOSE  
BURWOOD EAST**

4 2 2

Normal Sale \$1,056,000  
Date Sold 22/10/2018  
Land 346 sqm



**1/18 GILLARD STREET  
BURWOOD**

4 3 2

Normal Sale \$1,050,000  
Date Sold 07/11/2018  
Land 242 sqm



**2 MUYAN CIRCUIT  
BURWOOD**

4 2 2

Normal Sale \$950,000  
Date Sold 02/12/2018  
Land 318 sqm