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

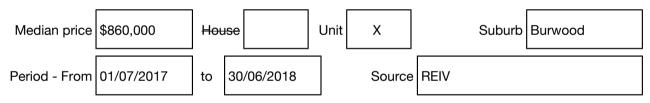
33 Muyan Circuit, Burwood Vic 3125

Indicative selling price

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

Single price \$899,000

Median sale price



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	2/42 Birdwood St BOX HILL SOUTH 3128	\$1,045,000	20/04/2018
2	33 Renown St BURWOOD 3125	\$1,030,000	23/06/2018
3	3/5 Webb St BURWOOD 3125	\$982,500	03/03/2018

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.

Account - Property Linked Investment | P: 03 9939 7911

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Indicative Selling Price \$899,000 Median Unit Price Year ending June 2018: \$860,000

Comparable Properties



2/42 Birdwood St BOX HILL SOUTH 3128 (REI) Agent Comments



Price: \$1,045,000 Method: Private Sale Date: 20/04/2018 Rooms: 4 Property Type: Townhouse (Single)

33 Renown St BURWOOD 3125 (REI)

d 2

Agent Comments



Price: \$1,030,000 Method: Auction Sale Date: 23/06/2018 Rooms: 6 Property Type: Townhouse (Res) Land Size: 250 sqm approx

3



3/5 Webb St BURWOOD 3125 (REI)



Price: \$982,500 Method: Private Sale Date: 03/03/2018 Rooms: -Property Type: Townhouse (Res) Agent Comments

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