

# 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 11 Nursery Way, Burwood, VIC 3125

### Indicative selling price

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

Single Price \$1,200,000

### Median sale price

Median price \$1,160,000 Property Type House Suburb Burwood (3125)

Period - From 01/11/2018 to 31/10/2019 Source CoreLogic

### 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
27 HARRISON AVENUE, BURWOOD VIC 3125	\$1,485,000	12/10/2019
2/1 SYLVAN CRESCENT, ASHWOOD VIC 3147	\$1,120,000	17/10/2019
2/16 SAMARINDA AVENUE, ASHBURTON VIC 3147	\$1,220,000	24/09/2019

This Statement of Information was prepared on: 30/11/2019