

# 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 2/33 Meldan Street, 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 \$1,100,000 & \$1,210,000

### Median sale price

Median price \$1,305,500 Property Type House Suburb Burwood

Period - From 01/07/2020 to 30/06/2021 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	3 Aylwin Av BURWOOD 3125	\$1,350,000	15/07/2021
2	2/45 Stott St BOX HILL SOUTH 3128	\$1,250,000	31/07/2021
3	3/4 Talbett St BURWOOD 3125	\$1,133,000	21/08/2021

**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: 27/09/2021 17:40

Lisa Lou  
8862 4938  
0421 973 298  
lisa.lou@marshallwhite.com.au



4 4 2

Property Type: House

Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,210,000  
**Median House Price**  
Year ending June 2021: \$1,305,500

## Comparable Properties



3 Aylwin Av BURWOOD 3125 (REI/VG)

Agent Comments

4 2 2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 15/07/2021  
**Property Type:** House (Res)



2/45 Stott St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 2 2

**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 31/07/2021  
**Property Type:** Townhouse (Res)



3/4 Talbett St BURWOOD 3125 (REI)

Agent Comments

4 3 2

**Price:** \$1,133,000  
**Method:** Private Sale  
**Date:** 21/08/2021  
**Property Type:** Townhouse (Single)

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897