



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 850 sqm

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median Unit Price

March quarter 2017: \$803,500

Comparable Properties

62a Darbyshire Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,558,000

Method: Private Sale

Date: 24/02/2017

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 363 sqm



1/451 Highbury Rd BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,460,000

Method: Auction Sale

Date: 01/04/2017

Rooms: -

Property Type: Townhouse (Res)



1/8 Alder St BURWOOD 3125 (REI)

Agent Comments



Price:

Method: Private Sale

Date: 07/04/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 279 sqm

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

52 - 54 Gillard Street, Burwood Vic 3125

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$803,500

Unit X

Suburb Burwood

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
62a Darbyshire Rd MOUNT WAVERLEY 3149	\$1,558,000	24/02/2017
1/451 Highbury Rd BURWOOD EAST 3151	\$1,460,000	01/04/2017
1/8 Alder St BURWOOD 3125		07/04/2017