

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 601 sqm

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median Unit Price**

March quarter 2017: \$803,500

## Comparable Properties

**2/45 Kent Rd SURREY HILLS 3127 (REI)**

Agent Comments

**Price:** \$1,500,000**Method:** Private Sale**Date:** 28/04/2017**Rooms:** 7**Property Type:** Townhouse (Res)**1/51 Alfred Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

**Price:** \$1,400,000**Method:** Private Sale**Date:** 06/12/2016**Rooms:** 7**Property Type:** Townhouse (Res)**Land Size:** 284 sqm**2/3 New St SURREY HILLS 3127 (REI)**

Agent Comments

**Price:****Method:** Auction Sale**Date:** 18/02/2017**Rooms:** 6**Property Type:** Townhouse (Res)**Land Size:** 200 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

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 \$1,350,000

&amp;

\$1,450,000

**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
2/45 Kent Rd SURREY HILLS 3127	\$1,500,000	28/04/2017
1/51 Alfred Rd GLEN IRIS 3146	\$1,400,000	06/12/2016
2/3 New St SURREY HILLS 3127		18/02/2017