



**Rooms:**  
**Property Type:** Townhouse (Single)  
 Agent Comments

**Indicative Selling Price**  
 \$480,000 - \$520,000  
**Median House Price**  
 March quarter 2017: \$1,432,500

No Comparable sales of apartments sold in the last 6 months.

## Comparable Properties

**8/100 Station St BURWOOD 3125 (VG)**

Agent Comments



**Price:** \$530,000  
**Method:** Sale  
**Date:** 23/02/2017  
**Rooms:** -  
**Property Type:** Retirement Village Individual Flat/Unit



**8/2-4 Park Rd SURREY HILLS 3127 (REI)**

Agent Comments



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 04/04/2017  
**Rooms:** 3  
**Property Type:** Townhouse (Single)

**10/100 Station St BURWOOD 3125 (VG)**

Agent Comments



**Price:** \$475,000  
**Method:** Sale  
**Date:** 19/02/2017  
**Rooms:** -  
**Property Type:** Retirement Village Individual Flat/Unit

## 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 12/6 Yarra Bing Crescent, 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 \$480,000 & \$520,000

#### Median sale price

Median price \$1,432,500 House 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
8/100 Station St BURWOOD 3125	\$530,000	23/02/2017
8/2-4 Park Rd SURREY HILLS 3127	\$525,000	04/04/2017
10/100 Station St BURWOOD 3125	\$475,000	19/02/2017