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	86 Somers Street, Burwood, VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price		or range between	$1,600,000	& $1,700,000

Median sale price

Median price	$ 1,446,500	Property type	House	Suburb	BURWOOD
Period - From	20/10/2021	to	20/10/2022	Source	core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	7 Eyre Street Burwood Vic 3125	$1,730,000	2022-06-15
2	65 Somers Street Burwood Vic 3125	$1,880,000	2022-09-10
3	7 Cookson Way Burwood Vic 3125	$1,500,000	2022-09-24

This Statement of Information was prepared on: 20/10/2022

CONSUMER AFFAIRS VICTORIA