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	55 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	$1,480,000	&	$1,550,000

Median sale price

Median price	$ 1,446,500	Property type	House	Suburb	BURWOOD
Period - From	31/10/2021	to	31/10/2022	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	58 Somers Street Burwood Vic 3125	$1,509,000	2022-05-12
2	109 Parer Street Burwood Vic 3125	$1,640,000	2022-08-13
3	3 Brook Crescent Box Hill South Vic 3128	$1,401,888	2022-07-07

This Statement of Information was prepared on: 31/10/2022

CONSUMER AFFAIRS VICTORIA