

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 11 Parer Street, Burwood Vic 3125
Including suburb and postcode

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Burwood
Period - From 01/07/2023 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 37 Roberts Av BOX HILL SOUTH 3128	\$1,337,000	10/08/2024
2 40 Gillard St BURWOOD 3125	\$1,460,000	23/07/2024
3 84 Parer St BURWOOD 3125	\$1,517,000	29/06/2024

OR

B* ~~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.~~

This Statement of Information was prepared on:

26/08/2024 13:33

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

Year ending June 2024: \$1,480,000



Property Type: House

Land Size: 695 sqm approx

[Agent Comments](#)

Comparable Properties



37 Roberts Av BOX HILL SOUTH 3128 (REI)

[Agent Comments](#)



Price: \$1,337,000

Method: Auction Sale

Date: 10/08/2024

Property Type: House (Res)

Land Size: 720 sqm approx



40 Gillard St BURWOOD 3125 (REI)

[Agent Comments](#)



Price: \$1,460,000

Method: Private Sale

Date: 23/07/2024

Property Type: House

Land Size: 759 sqm approx



84 Parer St BURWOOD 3125 (REI)

[Agent Comments](#)



Price: \$1,517,000

Method: Auction Sale

Date: 29/06/2024

Property Type: House (Res)

Land Size: 646 sqm approx

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511