

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

11 Parer Street, Burwood Vic 3125

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

11 Parer Street, Burwood Vic 3125



Sam Macaulso
03 9810 5000
0416 028 835

sammacaluso@jellisrcraig.com.au

Indicative Selling Price

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

Median House Price

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



4 2 2

Property Type: House

Land Size: 695 sqm approx

Agent Comments

Comparable Properties



37 Roberts Av BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 2

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

4 1 2

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

3 2 1

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



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