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	6 Cypress Avenue, Burwood Vic 3125

Indicative selling price

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

Range between $900,000 & $968,000

Median sale price

Median price $1,073,500 Property Type Townhouse Suburb Burwood

Period - From 15/10/2023 to 14/10/2024 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	8 Burbidge Cl BURWOOD 3125	$1,061,000	21/09/2024
2	3/6 La Frank St BURWOOD 3125	$918,000	02/08/2024
3	5/1 Royton St BURWOOD EAST 3151	$922,500	18/07/2024

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: 15/10/2024 11:36

6 Cypress Avenue, Burwood Vic 3125

Sue Li
8849 8088
0499 556 445
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3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$900,000 - $968,000
Median Townhouse Price
15/10/2023 - 14/10/2024: $1,073,500

Comparable Properties



8 Burbidge Cl BURWOOD 3125 (REI)

3 2 2

Price: $1,061,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Townhouse (Res)

Agent Comments



3/6 La Frank St BURWOOD 3125 (REI/VG)

3 2 1

Price: $918,000
Method: Sold Before Auction
Date: 02/08/2024
Property Type: Townhouse (Res)

Agent Comments



5/1 Royton St BURWOOD EAST 3151 (REI)

3 2 1

Price: $922,500
Method: Private Sale
Date: 18/07/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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