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	70 Parer Street, Burwood Vic 3125

Indicative selling price

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

Range between $1,590,000 & $1,690,000

Median sale price

Median price $1,350,000 Property Type House Suburb Burwood

Period - From 01/04/2024 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	59 Parer St BURWOOD 3125	$1,698,000	27/07/2024
2	11 Hamel St BOX HILL SOUTH 3128	$1,683,000	20/07/2024
3	19 Clanbrae Av BURWOOD 3125	$1,620,000	18/05/2024

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: 29/07/2024 11:39

70 Parer Street, Burwood Vic 3125

Tamsin Curcio
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0433 834 221
tamsin@shelterrealestate.com.au



4 2 4

Property Type: House
Land Size: 646 sqm approx

Indicative Selling Price
$1,590,000 - $1,690,000
Median House Price
June quarter 2024: $1,350,000

Agent Comments

A spacious surprise beyond an elegant façade, this charming weatherboard home has been freshly updated to provide exceptional accommodation in a central locale footsteps from PLC, trams, Burwood Village eateries, amenities and shops with Wattle Park, Deakin University and Emmaus College close by.

Comparable Properties



59 Parer St BURWOOD 3125 (REI)

4 2 -

Price: $1,698,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 690 sqm approx

Agent Comments



11 Hamel St BOX HILL SOUTH 3128 (REI)

4 2 -

Price: $1,683,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 771 sqm approx

Agent Comments



19 Clanbrae Av BURWOOD 3125 (REI)

4 2 2

Price: $1,620,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 671 sqm approx

Agent Comments

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