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	3 Sunhill Avenue, Burwood Vic 3125

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,072,000 Property Type Townhouse Suburb Burwood

Period - From 28/10/2023 to 27/10/2024 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	22 Rustic Av BURWOOD EAST 3151	$1,400,000	06/09/2024
2	1/1 Renown St BURWOOD 3125	$1,383,000	03/08/2024
3	1/30 Cumming St BURWOOD 3125	$1,370,000	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: 28/10/2024 15:44

3 Sunhill Avenue, Burwood Vic 3125

Stan Song
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4 3 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median Townhouse Price
28/10/2023 - 27/10/2024: $1,072,000

Comparable Properties



22 Rustic Av BURWOOD EAST 3151 (REI)

4 2 1

Price: $1,400,000
Method: Private Sale
Date: 06/09/2024
Property Type: House

Agent Comments



1/1 Renown St BURWOOD 3125 (REI)

4 3 2

Price: $1,383,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Townhouse (Res)
Land Size: 275 sqm approx

Agent Comments



1/30 Cumming St BURWOOD 3125 (REI/VG)

4 3 2

Price: $1,370,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Townhouse (Res)
Land Size: 327 sqm approx

Agent Comments

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