

# 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

104/1a Delany Avenue, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$110,000

&

\$120,000

### Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Burwood

Period - From

16/08/2023

to

15/08/2024

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	102/1 Delany Av BURWOOD 3125	\$110,000	24/06/2024
2	30/388 Burwood Hwy BURWOOD 3125	\$117,000	28/02/2024
3	213/1 Delany Av BURWOOD 3125	\$95,000	16/02/2024

**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:

16/08/2024 11:36



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$110,000 - \$120,000  
**Median Unit Price**  
16/08/2023 - 15/08/2024: \$500,000

## Comparable Properties



**102/1 Delany Av BURWOOD 3125 (REI/VG)** Agent Comments



**Price:** \$110,000  
**Method:** Private Sale  
**Date:** 24/06/2024  
**Property Type:** Apartment

**30/388 Burwood Hwy BURWOOD 3125 (VG)** Agent Comments



**Price:** \$117,000  
**Method:** Sale  
**Date:** 28/02/2024  
**Property Type:** Strata Unit/Flat



**213/1 Delany Av BURWOOD 3125 (REI/VG)** Agent Comments



**Price:** \$95,000  
**Method:** Private Sale  
**Date:** 16/02/2024  
**Property Type:** Apartment