

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

1/13 Moona Street, Burwood East Vic 3151
--

Indicative selling price

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

Range between

\$800,000

 &

\$880,000

Median sale price

Median price

\$742,000

 Property Type

Unit

 Suburb

Burwood East

Period - From

01/10/2022

 to

30/09/2023

 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	8/26 Jonathan Av BURWOOD EAST 3151	\$877,000	30/06/2023
2	2a Adrian Av BLACKBURN SOUTH 3130	\$870,000	24/05/2023
3	13 Delany Av BURWOOD 3125	\$845,000	30/08/2023

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:

16/10/2023 12:10

Lachlan Williams
9722 9755
0414 582 556
lachlan@hoskins.com.au

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending September 2023: \$742,000



 3  1  2

Rooms: 6
Property Type: House
Land Size: 458.44 sqm approx
Agent Comments

Comparable Properties



8/26 Jonathan Av BURWOOD EAST 3151 (REI) **Agent Comments**

 3  1  2

Price: \$877,000
Method: Private Sale
Date: 30/06/2023
Property Type: Unit
Land Size: 339 sqm approx



2a Adrian Av BLACKBURN SOUTH 3130 (REI/VG) **Agent Comments**

 2  1  2

Price: \$870,000
Method: Private Sale
Date: 24/05/2023
Property Type: House (Res)
Land Size: 443 sqm approx



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

 2  1  1

Price: \$845,000
Method: Sold Before Auction
Date: 30/08/2023
Property Type: Unit
Land Size: 244 sqm approx

Account - Hoskins | P: 98747677, 9722 9755