## 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 betweer	\$800,000		&		\$880,000				
Median sale p	rice								
Median price	\$742,000	Pro	operty Type	Unit			Suburb	Burwood East	
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ade	dress 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



1/13 Moona Street, Burwood East Vic 3151



Lachlan Williams 9722 9755

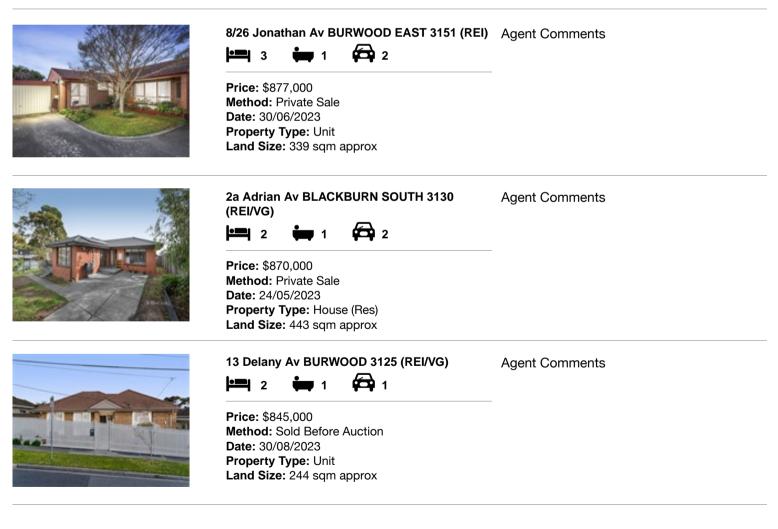




Rooms: 6 Property Type: House Land Size: 458.44 sqm approx Agent Comments 0414 582 556 lachlan@hoskins.com.au Indicative Selling Price \$800,000 - \$880,000

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

# **Comparable Properties**



#### Account - Hoskins | P: 98747677, 9722 9755



propertydata

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