

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 Skene Street, Burwood East Vic 3151

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$1,181,000 Property Type Townhouse Suburb Burwood East

Period - From 08/01/2023 to 07/01/2024 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	1/24-26 Renown St BURWOOD 3125	\$1,040,000	23/11/2023
2	1/32 Stephensons Rd MOUNT WAVERLEY 3149	\$980,666	31/08/2023
3	2/36 Greenwood St BURWOOD 3125	\$927,927	13/10/2023

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:

08/01/2024 16:24



 3  2  2

Property Type: Townhouse

Land Size: 262 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$990,000

Median Townhouse Price

08/01/2023 - 07/01/2024: \$1,181,000

Comparable Properties



1/24-26 Renown St BURWOOD 3125 (REI)

Agent Comments

 3  2  2

Price: \$1,040,000

Method: Sold Before Auction

Date: 23/11/2023

Property Type: Unit



1/32 Stephenson Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 3  2  2

Price: \$980,666

Method: Sold Before Auction

Date: 31/08/2023

Property Type: Townhouse (Res)



2/36 Greenwood St BURWOOD 3125 (REI/VG)

Agent Comments

 3  1  2

Price: \$927,927

Method: Private Sale

Date: 13/10/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888