

# 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

1/20-22 Hughes Street, 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

\$900,000

&

\$990,000

### Median sale price

Median price

\$1,544,000

Property Type

House

Suburb

Burwood

Period - From

01/10/2023

to

31/12/2023

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	3/45-47 Greenwood St BURWOOD 3125	\$1,040,000	09/03/2024
2	5/19 Hughes St BURWOOD 3125	\$955,000	07/10/2023
3	1/17 Sunhill Av BURWOOD 3125	\$930,000	02/12/2023

**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:

12/03/2024 09:40

1/20-22 Hughes Street, Burwood Vic 3125

**Jellis  
Craig**

Rod Yan

8841 4888

0433 658 813

rodyan@jelliscraig.com.au

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

December quarter 2023: \$1,544,000



 4    3    2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**3/45-47 Greenwood St BURWOOD 3125 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,040,000

**Method:** Auction Sale

**Date:** 09/03/2024

**Property Type:** Townhouse (Single)



**5/19 Hughes St BURWOOD 3125 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$955,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** Unit

**Land Size:** 184 sqm approx



**1/17 Sunhill Av BURWOOD 3125 (REI/VG)**

Agent Comments

 3    2    1

**Price:** \$930,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Res)

**Land Size:** 227 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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