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

1/27 Greenwood Street, Burwood Vic 3125

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,080,000		&		\$1,188,000			
Median sale p	rice							
Median price	\$1,380,000	Pro	operty Type	Hou	se		Suburb	Burwood
Period - From	01/04/2022	to	31/03/2023		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	2/1178 Riversdale Rd BOX HILL SOUTH 3128	\$1,180,000	11/01/2023
2	4/38 Station St BURWOOD 3125	\$1,116,000	22/05/2023
3	2/23 Hamel St BOX HILL SOUTH 3128	\$1,100,000	25/03/2023

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:

11/07/2023 11:56









Property Type: Agent Comments Indicative Selling Price \$1,080,000 - \$1,188,000 Median House Price Year ending March 2023: \$1,380,000

Comparable Properties



2/1178 Riversdale Rd BOX HILL SOUTH 3128 Agent Comments (VG) 4
4
-
-

Price: \$1,180,000 Method: Sale Date: 11/01/2023 Property Type: Strata Unit/Villa Unit/Townhouse - Single OYO Unit

4/38 Station St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,116,000 Method: Private Sale Date: 22/05/2023

Property Type: Townhouse (Res)



2/23 Hamel St BOX HILL SOUTH 3128 (REI/VG) Agent Comments



Price: \$1,100,000 Method: Private Sale Date: 25/03/2023 Property Type: Townhouse (Single)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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