## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

1/3 Station Street, Burwood Vic 3125
1/

### Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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### Median sale price

Median price	\$1,080,000	Pro	perty Type T	ownhouse		Suburb	Burwood
Period - From	05/09/2022	to	04/09/2023		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

Add	dress of comparable property	Price	Date of sale
1	3/12 Farleigh Av BURWOOD 3125	\$1,330,000	02/09/2023
2	3/24 Roland St MOUNT WAVERLEY 3149	\$1,280,000	29/08/2023
3	3/24 Wridgway Av BURWOOD 3125	\$1,210,000	08/07/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/09/2023 15:48





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**Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median Townhouse Price** 05/09/2022 - 04/09/2023: \$1,080,000



Property Type: Townhouse (Res) Land Size: 324 sqm approx

**Agent Comments** 

# Comparable Properties



3/12 Farleigh Av BURWOOD 3125 (REI)

Price: \$1,330,000 Method: Auction Sale Date: 02/09/2023

Property Type: Townhouse (Res)

**Agent Comments** 



3/24 Roland St MOUNT WAVERLEY 3149 (REI) Agent Comments





Price: \$1,280,000 Method: Private Sale Date: 29/08/2023

Property Type: Townhouse (Single)



3/24 Wridgway Av BURWOOD 3125 (REI)





Price: \$1,210,000 Method: Private Sale Date: 08/07/2023

Property Type: Townhouse (Single)

Agent Comments





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