

# 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

1/3 Station 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,080,000 Property Type Townhouse 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	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 comparable properties 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



4 3 2

**Property Type:** Townhouse (Res)

**Land Size:** 324 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median Townhouse Price**

05/09/2022 - 04/09/2023: \$1,080,000

## Comparable Properties



**3/12 Farleigh Av BURWOOD 3125 (REI)**

Agent Comments

4 3 2

**Price:** \$1,330,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** Townhouse (Res)



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

4 3 2

**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 29/08/2023

**Property Type:** Townhouse (Single)



**3/24 Wridgway Av BURWOOD 3125 (REI)**

Agent Comments

4 3 2

**Price:** \$1,210,000

**Method:** Private Sale

**Date:** 08/07/2023

**Property Type:** Townhouse (Single)