

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

1/34 GREENWOOD STREET BURWOOD VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~

or range
between

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

Townhouse

Suburb

Burwood

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

Address of comparable property	Price	Date of sale
8/8 MCCUBBIN STREET BURWOOD VIC 3125	\$1,261,000	16-Dec-23

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 6 months.

This Statement of Information was prepared on: 28 May 2024



8/8 MCCUBBIN STREET BURWOOD Sold Price
VIC 3125

\$1,261,000 Sold Date 16-Dec-23

 4  3  -

Distance 0.65km

RS = Recent sale

UN = Undisclosed Sale

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