

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

1/35 MCCUBBIN 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Unit

Suburb

Burwood

Period-from

01 Dec 2022

to

30 Nov 2023

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

1/132 STATION STREET BURWOOD VIC 3125	\$1,088,000	30-Sep-23
1/5-7 PARKHILL DRIVE ASHWOOD VIC 3147	\$1,150,000	16-Sep-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: 07 December 2023



1/132 STATION STREET BURWOOD VIC 3125 Sold Price ^{RS} **\$1,088,000** Sold Date **30-Sep-23**

 3  3  1

Distance **1.13km**



1/5-7 PARKHILL DRIVE ASHWOOD VIC 3147 Sold Price **\$1,150,000** Sold Date **16-Sep-23**

 4  2  2

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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