

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

1/50 CUMMING 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

Townhouse

Suburb

Burwood

Period-from

01 Mar 2023

to

29 Feb 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

1/24 BENNETT STREET BURWOOD VIC 3125	\$1,365,000	05-Dec-23
2/10 WRIDGWAY AVENUE BURWOOD VIC 3125	\$1,405,000	16-Mar-24
48 FINCH STREET BURWOOD VIC 3125	\$1,246,000	18-Nov-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: 21 March 2024



1/24 BENNETT STREET BURWOOD
VIC 3125

4 3 2

Sold Price

\$1,365,000

Sold Date

05-Dec-23

Distance

0.41km



2/10 WRIDGWAY AVENUE
BURWOOD VIC 3125

5 4 2

Sold Price

^{RS}

\$1,405,000

Sold Date

16-Mar-24

Distance

0.74km



48 FINCH STREET BURWOOD VIC
3125

5 2 3

Sold Price

\$1,246,000

Sold Date

18-Nov-23

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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