

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

13 Winton Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,420,000

Property Type House

Suburb Burwood

Period - From 01/10/2022

to 30/09/2023

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	45 Mudgee St BURWOOD EAST 3151	\$1,170,000	23/09/2023
2	4 Bettina St BURWOOD EAST 3151	\$1,165,000	15/09/2023
3	60 Eley Rd BURWOOD 3125	\$1,000,000	11/09/2023

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:

05/01/2024 10:03



Property Type: House

Agent Comments

Comparable Properties



45 Mudgee St BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,170,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 640 sqm approx



4 Bettina St BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$1,165,000

Method: Private Sale

Date: 15/09/2023

Property Type: House

Land Size: 553 sqm approx



60 Eley Rd BURWOOD 3125 (REI)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 11/09/2023

Property Type: Land

Land Size: 642 sqm approx