

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

18 SPENCE 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

\$1,550,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,501,000

Property type

House

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

9 FINCH STREET BURWOOD VIC 3125	\$1,520,000	13-Nov-23
355 WARRIGAL ROAD BURWOOD VIC 3125	\$1,810,000	20-Oct-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: 25 March 2024

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9 FINCH STREET BURWOOD VIC 3125

Sold Price

\$1,520,000

Sold Date

13-Nov-23

 5  2  5

Distance

1.43km



355 WARRIGAL ROAD BURWOOD VIC 3125

Sold Price

\$1,810,000

Sold Date

20-Oct-23

 5  3  -

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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