

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$1,391,000

Property Type

House

Suburb

Burwood

Period - From

10/07/2022

to

09/07/2023

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	34 Cratloe Rd MOUNT WAVERLEY 3149	\$1,550,000	20/05/2023
2	50 Barnes Av BURWOOD 3125	\$1,485,000	08/03/2023
3	1a Hughes St BURWOOD 3125	\$1,476,000	29/04/2023

**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:

10/07/2023 15:05

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**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

10/07/2022 - 09/07/2023: \$1,391,000



5 3 2

**Property Type:** House

Agent Comments

## Comparable Properties



**34 Cratloe Rd MOUNT WAVERLEY 3149 (REI)** Agent Comments

5 2 2

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** House (Res)

**Land Size:** 724 sqm approx

**50 Barnes Av BURWOOD 3125 (REI)** Agent Comments

- - -

**Price:** \$1,485,000

**Method:** Private Sale

**Date:** 08/03/2023

**Property Type:** House (Res)



**1a Hughes St BURWOOD 3125 (REI/VG)** Agent Comments

5 3 2

**Price:** \$1,476,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** House (Res)

**Land Size:** 438 sqm approx

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