### 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,391,000	Pro	operty Type	Hou	ISE		Suburb	Burwood
Period - From	10/07/2022	to	09/07/2023		So	urce	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.

Ade	dress 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



# **M**c**Grath**





**Property Type:** House Agent Comments

Wilson Shi 03 9889 8800 0420 481 226 Wilsonshi@Mcgrath.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price 10/07/2022 - 09/07/2023: \$1,391,000

## **Comparable Properties**



34 Cratioe Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



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

Price: \$1,476,000 Method: Auction Sale Date: 29/04/2023 Property Type: House (Res) Land Size: 438 sqm approx

#### Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



propertydata

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