## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/13 Poole Street, Burwood Vic 3125

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	I/underquot	ting		
Range betweer	\$950,000		&		\$1,045,000			
Median sale p	rice							
Median price	\$1,035,500	Pro	operty Type	Том	vnhouse		Suburb	Burwood
Period - From	27/02/2023	to	26/02/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/13 Skene St BURWOOD EAST 3151	\$1,045,000	03/02/2024
2	1/24-26 Renown St BURWOOD 3125	\$1,040,000	23/11/2023
3			

OR

**B**<sup>\*</sup> 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:

27/02/2024 16:15



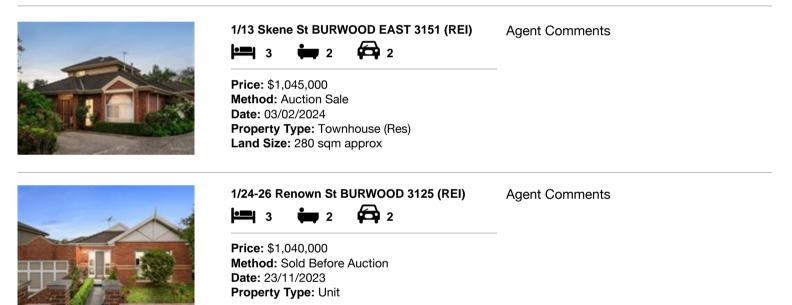






**Property Type:** Townhouse **Land Size:** 383 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,045,000 Median Townhouse Price 27/02/2023 - 26/02/2024: \$1,035,500

# **Comparable Properties**



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.

#### Account - VICPROP

propertydata



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