

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

2/26 ROYTON STREET BURWOOD EAST VIC 3151

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

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Burwood East

Period-from

01 Feb 2023

to

31 Jan 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

31 RICHMOND STREET BLACKBURN SOUTH VIC 3130	\$1,250,000	15-Nov-23
8/8 MCCUBBIN STREET BURWOOD VIC 3125	\$1,261,000	16-Dec-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: 22 February 2024



31 RICHMOND STREET
BLACKBURN SOUTH VIC 3130

4 1 2

Sold Price \$1,250,000 Sold Date 15-Nov-23

Distance 0.59km



8/8 MCCUBBIN STREET BURWOOD VIC 3125

4 3 -

Sold Price ^{RS}\$1,261,000 Sold Date 16-Dec-23

Distance 1.14km

RS = Recent sale

UN = Undisclosed Sale

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