

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 2/9 Greenwood Street, Burwood, VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$690,000 & \$740,000

Median sale price

Median price \$845,500 Property type Unit Suburb BURWOOD
Period - From 07/08/2022 to 06/08/2023 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|--|-----------|--------------|
| 1 | 4/166 Station Street Box Hill South Vic 3128 | \$739,800 | 2023-07-15 |
| 2 | 3/1 Sycamore Street Box Hill South Vic 3128 | \$665,000 | 2023-07-15 |
| 3 | 10/20-22 Hughes Street Burwood Vic 3125 | \$630,000 | 2023-06-14 |

This Statement of Information was prepared on: 07/08/2023

