

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

23 POOLE STREET BURWOOD VIC 3125

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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,492,500

Property type

House

Suburb

Burwood

Period-from

01 May 2023

to

30 Apr 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

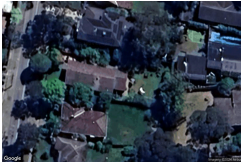
Date of sale

55 PAKENHAM STREET BLACKBURN VIC 3130	\$1,440,000	14-Dec-23
12 ORCHARD GROVE BLACKBURN SOUTH VIC 3130	\$1,400,000	11-Oct-23
5 SUSSEX STREET BOX HILL NORTH VIC 3129	\$1,365,000	05-Sep-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: 28 May 2024



**55 PAKENHAM STREET
BLACKBURN VIC 3130**

3 1 2

Sold Price **\$1,440,000** Sold Date **14-Dec-23**

Distance **2.79km**



**12 ORCHARD GROVE BLACKBURN
SOUTH VIC 3130**

3 1 2

Sold Price **\$1,400,000** Sold Date **11-Oct-23**

Distance **2.39km**



**5 SUSSEX STREET BOX HILL
NORTH VIC 3129**

3 1 2

Sold Price **\$1,365,000** Sold Date **05-Sep-23**

Distance **4.85km**

RS = Recent sale

UN = Undisclosed Sale

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