

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

24 Glengarry Avenue, Burwood Vic 3125

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,420,000 Property Type House Suburb Burwood

Period - From 01/10/2022 to 30/09/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	16 Obrien Cr BLACKBURN SOUTH 3130	\$1,350,000	14/10/2023
2	2a Hill St BOX HILL SOUTH 3128	\$1,200,000	28/11/2023
3	12 Skene St BURWOOD EAST 3151	\$1,200,000	28/10/2023

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:

06/12/2023 10:59



 3
  1
  1

Property Type: House (Res)

Land Size: 589 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending September 2023: \$1,420,000

This property is part of an estate. The current executor has mentioned to us that the property is not in the same SALE condition as previous years.

Comparable Properties



16 O'Brien Cr BLACKBURN SOUTH 3130 (REI) Agent Comments

 4
  2
  3

Price: \$1,350,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 529 sqm approx



2a Hill St BOX HILL SOUTH 3128 (REI) Agent Comments

 3
  1
  2

Price: \$1,200,000

Method: Private Sale

Date: 28/11/2023

Property Type: House

Land Size: 540 sqm approx



12 Skene St BURWOOD EAST 3151 (REI) Agent Comments

 3
  2
  1

Price: \$1,200,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 493 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017