

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 Johnston Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,388,000 Property Type House Suburb Burwood

Period - From 01/07/2022 to 30/06/2023 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	1 Judith St BURWOOD 3125	\$1,295,000	23/06/2023
2	7 Winton St BURWOOD 3125	\$1,180,000	11/07/2023
3	4 Bettina St BURWOOD EAST 3151	\$1,165,000	15/09/2023

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:

09/10/2023 15:50



 3  1  1

Property Type: House

Land Size: 615 sqm approx

Agent Comments

Comparable Properties



1 Judith St BURWOOD 3125 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,295,000

Method: Private Sale

Date: 23/06/2023

Property Type: House

Land Size: 654 sqm approx



7 Winton St BURWOOD 3125 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,180,000

Method: Private Sale

Date: 11/07/2023

Property Type: House

Land Size: 592 sqm approx



4 Bettina St BURWOOD EAST 3151 (REI)

Agent Comments

 3  1  3

Price: \$1,165,000

Method: Private Sale

Date: 15/09/2023

Property Type: House

Land Size: 553 sqm approx