

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

28 Iris Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,380,000

Property Type House

Suburb Burwood

Period - From 01/04/2022

to 31/03/2023

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	18 Waratah Av BURWOOD 3125	\$1,750,000	01/04/2023
2	4 Nolan Ct ASHWOOD 3147	\$1,750,000	27/05/2023
3	17 Loudon Rd BURWOOD 3125	\$1,900,000	25/03/2023

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:

11/07/2023 16:58



Rooms: 7
Property Type: House
Land Size: 694 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
Year ending March 2023: \$1,380,000

Comparable Properties



18 Waratah Av BURWOOD 3125 (REI)

Agent Comments



Price: \$1,750,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 676 sqm approx



4 Nolan Ct ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,750,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 787 sqm approx



17 Loudon Rd BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,900,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 666 sqm approx