

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

3 Poole Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

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	7 Winton St BURWOOD 3125	\$1,180,000	11/07/2023
2	7 Royton St BURWOOD EAST 3151	\$1,177,000	18/03/2023
3	1 Glenice Av BLACKBURN SOUTH 3130	\$1,128,000	03/03/2023

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:

15/08/2023 13:52



Rooms: 6
Property Type: House
Land Size: 728.7 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending June 2023: \$1,388,000

Comparable Properties



7 Winton St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,180,000
Method: Private Sale
Date: 11/07/2023
Property Type: House
Land Size: 592 sqm approx



7 Royton St BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$1,177,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 592 sqm approx



1 Glenice Av BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,128,000
Method: Private Sale
Date: 03/03/2023
Property Type: House (Res)
Land Size: 736 sqm approx

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