## 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	3 Poole Street, Burwood Vic 3125
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$1,388,000	Pro	perty 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.

Ad	dress 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)

3





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



7 Royton St BURWOOD EAST 3151 (REI/VG)

•■ 3







**Price:** \$1,177,000 **Method:** Auction Sale **Date:** 18/03/2023

Property Type: House (Res) Land Size: 592 sqm approx **Agent Comments** 



1 Glenice Av BLACKBURN SOUTH 3130

(REI/VG)

**1** 3





Price: \$1,128,000 Method: Private Sale Date: 03/03/2023

**Property Type:** House (Res) **Land Size:** 736 sqm approx

**Agent Comments** 

**Account** - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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