

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 355 Warrigal Road, Burwood Vic 3125

Indicative selling price

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

Range between \$1,600,000 & \$1,750,000

Median sale price

Median price \$1,401,501 Property Type House Suburb Burwood

Period - From 01/04/2023 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	18 Waratah Av BURWOOD 3125	\$1,750,000	01/04/2023
2	21 Parer St BURWOOD 3125	\$1,710,000	24/06/2023
3	7 Ireland St BURWOOD 3125	\$1,537,000	14/04/2023

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: 05/09/2023 12:50



Rooms: 3
Property Type: House
Land Size: 778 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
June quarter 2023: \$1,401,501

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



21 Parer St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,710,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 704 sqm approx



7 Ireland St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,537,000
Method: Sold Before Auction
Date: 14/04/2023
Property Type: House (Res)
Land Size: 706 sqm approx