

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

3/38 Station Street, Burwood, Vic 3125

Indicative selling price

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

range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$850,000

Property type

Unit

Suburb

Burwood

Period - From

01/03/2023

to

29/02/2024

Source



PropTrack

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
4/8 McCubbin Street, Burwood, VIC 3125	\$1,270,000	02/03/2024
8/8 McCubbin Street, Burwood, VIC 3125	\$1,261,000	16/12/2023

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: 18/03/2024

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

5/38 Station Street, Burwood, Vic 3125

Indicative selling price

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

range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$850,000

Property type

Unit

Suburb

Burwood

Period - From

01/03/2023

to

29/02/2024

Source



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
2,5/10-12 Spence Street, Burwood, VIC 3125	\$1,150,000	30/11/2023
1/278 Highbury Road, Mount Waverley, VIC 3149	\$1,111,500	08/10/2023

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.

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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

6/38 Station Street, Burwood, Vic 3125

Indicative selling price

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

range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$850,000

Property type

Unit

Suburb

Burwood

Period - From

01/03/2023

to

29/02/2024

Source



PropTrack

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
2/14 Havelock Street, Burwood, VIC 3125	\$1,002,000	23/09/2023
4/6 LaFrank Street, Burwood, VIC 3125	\$1,135,500	28/11/2023

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.

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