# Statement of Information Single residential property located in the Melbourne metropolitan area

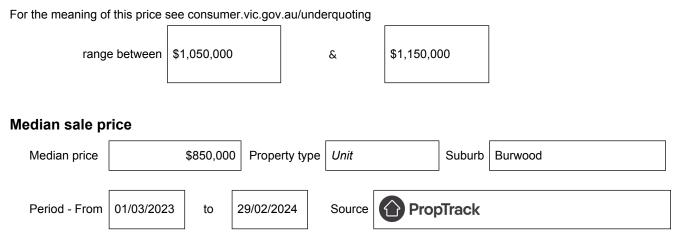
Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

3/38 Station Street, Burwood, Vic 3125

#### Indicative selling price



## 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 within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 18/03/2024





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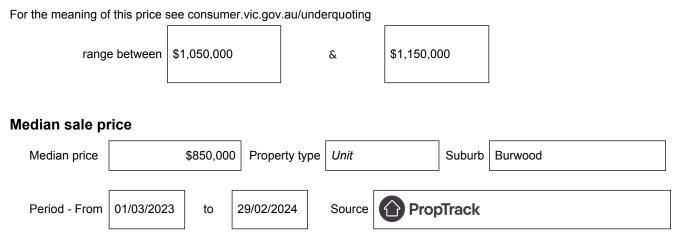
Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

5/38 Station Street, Burwood, Vic 3125

#### Indicative selling price



## 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 within two kilometres of the property for sale in the last six months.

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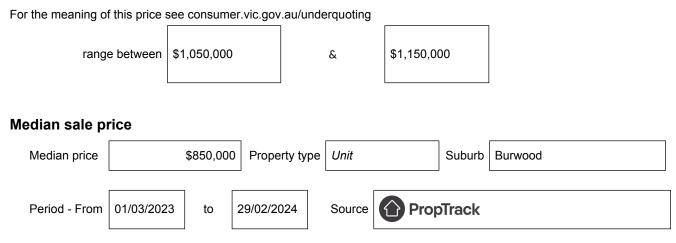
Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

6/38 Station Street, Burwood, Vic 3125

#### Indicative selling price



## 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 within two kilometres of the property for sale in the last six months.

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