

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 38 Greenwood Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,300,000 & \$1,380,000

Median sale price

Median price \$1,403,001 Property Type House Suburb Burwood

Period - From 19/09/2022 to 18/09/2023 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	6 Quinton Ct MOUNT WAVERLEY 3149	\$1,390,000	20/06/2023
2	9 Hayfield Rd MOUNT WAVERLEY 3149	\$1,350,000	14/07/2023
3	13 Mccomas Gr BURWOOD 3125	\$1,299,000	27/06/2023

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: 19/09/2023 07:05



3
 1
 2

Property Type:
Land Size: 863 sqm approx
Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,380,000
Median House Price
 19/09/2022 - 18/09/2023: \$1,403,001

Comparable Properties



6 Quinton Ct MOUNT WAVERLEY 3149 (VG) [Agent Comments](#)

5
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Price: \$1,390,000
Method: Sale
Date: 20/06/2023
Property Type: House (Res)
Land Size: 738 sqm approx



9 Hayfield Rd MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)

3
 1
 2

Price: \$1,350,000
Method: Sold Before Auction
Date: 14/07/2023
Property Type: House (Res)



13 Mccomas Gr BURWOOD 3125 (REI/VG) [Agent Comments](#)

2
 2
 1

Price: \$1,299,000
Method: Private Sale
Date: 27/06/2023
Property Type: House
Land Size: 794 sqm approx

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