## 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

3a Worrall Street, Burwood Vic 3125

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$990,000		&		\$1,085,000					
Median sale pr	rice									
Median price	\$1,420,000	Pro	operty Type	Hou	se		Suburb	Burwood		
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/24-26 Renown St BURWOOD 3125	\$1,040,000	23/11/2023
2	29 Leonard St BURWOOD 3125	\$1,020,000	26/08/2023
3	2/14 Havelock St BURWOOD 3125	\$1,002,000	23/09/2023

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:

10/01/2024 11:57



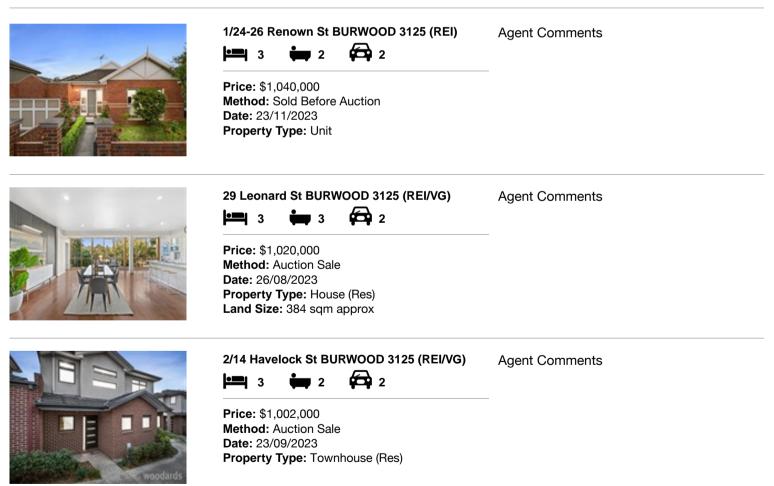






**Property Type:** Agent Comments Indicative Selling Price \$990,000 - \$1,085,000 Median House Price Year ending September 2023: \$1,420,000

# **Comparable Properties**



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





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