## 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	53 Gillard Street, Burwood Vic 3125
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$1,514,000	Pro	perty Type	House		Suburb	Burwood
Period - From	01/07/2023	to	30/09/2023		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	1/132 Station St BURWOOD 3125	\$1,088,000	30/09/2023
2	12 Skene St BURWOOD EAST 3151	\$1,200,000	28/10/2023
3	16 Webb St BURWOOD 3125	\$1,278,000	21/10/2023

#### 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.

This Statement of Information was prepared on:	25/11/2023 09:24





Sam Macaluso 0416 028 835 sammacaluso@jelliscraig.com.au

> **Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price**

September quarter 2023: \$1,514,000







Property Type: House Land Size: 402 sqm approx **Agent Comments** 



# Comparable Properties



1/132 Station St BURWOOD 3125 (REI)

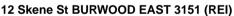




Price: \$1,088,000 Method: Auction Sale Date: 30/09/2023

Property Type: Townhouse (Res) Land Size: 255 sqm approx

**Agent Comments** 









Price: \$1,200,000 Method: Auction Sale Date: 28/10/2023

Property Type: House (Res) Land Size: 493 sqm approx

Agent Comments



16 Webb St BURWOOD 3125 (REI)





Price: \$1,278,000 Method: Private Sale Date: 21/10/2023 Property Type: House Land Size: 312 sqm approx Agent Comments

Account - Jellis Craig | P: 98305966



