

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 53 Gillard Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,514,000 Property 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



 3  2  2

Rooms: 5
Property Type: House
Land Size: 402 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
September quarter 2023: \$1,514,000

Comparable Properties



1/132 Station St BURWOOD 3125 (REI)

Agent Comments

 3  3  1

Price: \$1,088,000
Method: Auction Sale
Date: 30/09/2023
Property Type: Townhouse (Res)
Land Size: 255 sqm approx



12 Skene St BURWOOD EAST 3151 (REI)

Agent Comments

 3  2  1

Price: \$1,200,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 493 sqm approx



16 Webb St BURWOOD 3125 (REI)

Agent Comments

 3  2  2

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

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