

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 6/38 Mccomas Grove, Burwood Vic 3125

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,102,000 Property Type Townhouse Suburb Burwood

Period - From 13/05/2023 to 12/05/2024 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	1/17 Sunhill Av BURWOOD 3125	\$930,000	02/12/2023
2	9 Ewart La BURWOOD 3125	\$890,000	27/02/2024
3	6a Cypress Av BURWOOD 3125	\$852,000	25/11/2023

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: 13/05/2024 16:05



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  3
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Property Type: Strata Unit/Flat

Land Size: 178 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median Townhouse Price

13/05/2023 - 12/05/2024: \$1,102,000

Comparable Properties



1/17 Sunhill Av BURWOOD 3125 (REI/VG)

Agent Comments

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Price: \$930,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

Land Size: 227 sqm approx



9 Ewart La BURWOOD 3125 (REI)

Agent Comments

 3
  2
  2

Price: \$890,000

Method: Private Sale

Date: 27/02/2024

Property Type: Townhouse (Single)

Land Size: 261 sqm approx



6a Cypress Av BURWOOD 3125 (REI/VG)

Agent Comments

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  1

Price: \$852,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Townhouse (Res)

Land Size: 201 sqm approx

Account - VICPROP



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