

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

6/54 GILLARD STREET BURWOOD VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

Unit

Suburb

Burwood

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

1/8 LA FRANK STREET BURWOOD VIC 3125	\$1,320,000	18-Nov-23
3/47 SURREY ROAD MOUNT WAVERLEY VIC 3149	\$1,282,500	22-Dec-23
1/26 TECK STREET ASHWOOD VIC 3147	\$1,295,000	25-Feb-24

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 6 months.

This Statement of Information was prepared on: 22 March 2024



**1/8 LA FRANK STREET BURWOOD
VIC 3125**

4 2 2

Sold Price

\$1,320,000

Sold Date

18-Nov-23

Distance

1.22km



**3/47 SURREY ROAD MOUNT
WAVERLEY VIC 3149**

4 3 2

Sold Price

\$1,282,500

Sold Date

22-Dec-23

Distance

1.51km



**1/26 TECK STREET ASHWOOD VIC
3147**

4 3 2

Sold Price

^{RS} - ^{UN}

Sold Date

25-Feb-24

Distance

1.76km

Last Sold on 25 Feb 2024 for \$1,295,000

RS = Recent sale

UN = Undisclosed Sale

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