

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 7 Monica Street, Burwood, VIC 3125

Indicative selling price

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

Single price or range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,492,500 Property type House Suburb BURWOOD
Period - From 30/05/2023 to 29/05/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|------------------------------------|---------------|--------------|
| 1 | 13a Puerta Street Burwood Vic 3125 | \$\$1,438,800 | 2024-02-05 |
| 2 | 13 Milford Avenue Burwood Vic 3125 | \$\$1,270,000 | 2024-03-20 |
| 3 | 22 Uganda Street Burwood Vic 3125 | \$\$1,409,000 | 2024-05-25 |

This Statement of Information was prepared on: 30/05/2024

