

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

16 Cumming Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,290,000

&

\$1,419,000

Median sale price

Median price \$1,457,500

Property Type House

Suburb Burwood

Period - From 01/10/2021

to 31/12/2021

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	4 Monica St BURWOOD 3125	\$1,415,000	05/12/2021
2	371 Warrigal Rd BURWOOD 3125	\$1,410,000	30/10/2021
3	3 Dennyse Ct MOUNT WAVERLEY 3149	\$1,410,000	11/12/2021

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:

07/03/2022 11:15



5
 2
 2

Property Type: House
Land Size: 399 sqm approx
Agent Comments

Indicative Selling Price
 \$1,290,000 - \$1,419,000
Median House Price
 December quarter 2021: \$1,457,500

Comparable Properties



4 Monica St BURWOOD 3125 (REI/VG)

Agent Comments

3
 1
 1

Price: \$1,415,000
Method: Sold Before Auction
Date: 05/12/2021
Property Type: House (Res)
Land Size: 579 sqm approx



371 Warrigal Rd BURWOOD 3125 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,410,000
Method: Private Sale
Date: 30/10/2021
Property Type: House
Land Size: 763 sqm approx



3 Dennyse Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

4
 2
 2

Price: \$1,410,000
Method: Sold Before Auction
Date: 11/12/2021
Property Type: House (Res)
Land Size: 844 sqm approx

Account - VICPROP