

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

3/30 Cumming Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,260,000

&

\$1,360,000

Median sale price

Median price \$1,073,500

Property Type Townhouse

Suburb Burwood

Period - From 19/11/2023

to 18/11/2024

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	1/1 Renown St BURWOOD 3125	\$1,383,000	03/08/2024
2	1/17 Johnston St BURWOOD 3125	\$1,338,000	01/07/2024
3	1/30 Cumming St BURWOOD 3125	\$1,370,000	29/06/2024

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:

19/11/2024 18:23



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  -
 

Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$1,260,000 - \$1,366,000
Median Townhouse Price
 19/11/2023 - 18/11/2024: \$1,073,500

Comparable Properties



1/1 Renown St BURWOOD 3125 (REI/VG)

Agent Comments

 4
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Price: \$1,383,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Townhouse (Res)
Land Size: 275 sqm approx



1/17 Johnston St BURWOOD 3125 (REI/VG)

Agent Comments

 5
  3
  2

Price: \$1,338,000
Method: Private Sale
Date: 01/07/2024
Property Type: Townhouse (Single)
Land Size: 281 sqm approx



1/30 Cumming St BURWOOD 3125 (REI/VG)

Agent Comments

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  2

Price: \$1,370,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Townhouse (Res)
Land Size: 327 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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