

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

1C Hughes Street, Burwood Vic 3125

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,073,500

Property Type

Townhouse

Suburb

Burwood

Period - From

04/11/2023

to

03/11/2024

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	5 Burn Nar Look Dr BURWOOD 3125	\$1,203,000	05/10/2024
2	5 Corrigan St BURWOOD 3125	\$1,160,000	29/07/2024
3	1/3 Station St BURWOOD 3125	\$1,225,000	16/05/2024

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:

04/11/2024 10:17



 4  3  2

Property Type: Townhouse
(Single)
Land Size: 262 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
04/11/2023 - 03/11/2024: \$1,073,500

Comparable Properties



5 Burn Nar Look Dr BURWOOD 3125 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,203,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 224 sqm approx



5 Corrigan St BURWOOD 3125 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,160,000
Method: Private Sale
Date: 29/07/2024
Property Type: House (Res)
Land Size: 204 sqm approx



1/3 Station St BURWOOD 3125 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,225,000
Method: Private Sale
Date: 16/05/2024
Property Type: Townhouse (Res)
Land Size: 324 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802