

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

46 McIntyre Street, Burwood Vic 3125

Indicative selling price

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

Range between

\$1,280,000

&

\$1,380,000

Median sale price

Median price

\$1,514,000

Property Type

House

Suburb

Burwood

Period - From

01/07/2023

to

30/09/2023

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	19 Webb St BURWOOD 3125	\$1,400,000	24/07/2023
2	1 Roslyn St BURWOOD 3125	\$1,510,000	26/08/2023
3	21 Parer St BURWOOD 3125	\$1,710,000	24/06/2023

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:

26/10/2023 18:58



 4  2  3

Property Type: House
Land Size: 608 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,380,000
Median House Price
September quarter 2023: \$1,514,000

Comparable Properties



19 Webb St BURWOOD 3125 (REI)

Agent Comments

 3  1  3

Price: \$1,400,000
Method: Sold Before Auction
Date: 24/07/2023
Property Type: House (Res)



1 Roslyn St BURWOOD 3125 (REI)

Agent Comments

 3  2  2

Price: \$1,510,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 708 sqm approx



21 Parer St BURWOOD 3125 (REI)

Agent Comments

 3  1  2

Price: \$1,710,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 704 sqm approx