

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

28 McIntyre Street, Burwood Vic 3125

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$830,000 Property Type Unit Suburb Burwood

Period - From 01/01/2024 to 31/12/2024 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	1/41 Prospect St MOUNT WAVERLEY 3149	\$851,000	30/07/2024
2	2/9 Cromwell St BURWOOD 3125	\$840,000	05/10/2024
3	2/25 Farleigh Av BURWOOD 3125	\$805,000	19/09/2024

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:

30/01/2025 09:57



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Property Type: Unit
Land Size: 246 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending December 2024: \$830,000

Comparable Properties

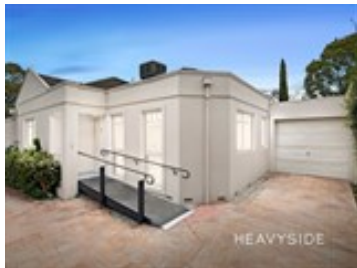


1/41 Prospect St MOUNT WAVERLEY 3149 (VG)

Agent Comments

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Price: \$851,000
Method: Sale
Date: 30/07/2024
Property Type: Flat/Unit/Apartment (Res)



2/9 Cromwell St BURWOOD 3125 (REI/VG)

Agent Comments

 2  1  1

Price: \$840,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Unit



2/25 Farleigh Av BURWOOD 3125 (REI/VG)

Agent Comments

 2  1  1

Price: \$805,000
Method: Sold Before Auction
Date: 19/09/2024
Property Type: House (Res)
Land Size: 335 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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