

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

6/38 Mccomas Grove, Burwood Vic 3125

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$1,050,000

Property Type Townhouse

Suburb Burwood

Period - From 10/06/2023

to

09/06/2024

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	3/14 Stephens St BURWOOD 3125	\$950,000	31/01/2024
2	9 Ewart La BURWOOD 3125	\$890,000	27/02/2024
3			

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:

10/06/2024 10:42



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$870,000 - \$950,000
Median Townhouse Price
10/06/2023 - 09/06/2024: \$1,050,000

Comparable Properties



3/14 Stephens St BURWOOD 3125 (REI/VG) **Agent Comments**



Price: \$950,000
Method: Sold Before Auction
Date: 31/01/2024
Property Type: Townhouse (Res)



9 Ewart La BURWOOD 3125 (REI) **Agent Comments**



Price: \$890,000
Method: Private Sale
Date: 27/02/2024
Property Type: Townhouse (Single)
Land Size: 261 sqm approx

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.

Account - VICPROP



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