

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

2/9 Cromwell Street, Burwood Vic 3125

Indicative selling price

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

Range between

\$735,000

&

\$805,000

Median sale price

Median price

\$872,500

Property Type

Unit

Suburb

Burwood

Period - From

01/07/2023

to

30/06/2024

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	2/25 Farleigh Av BURWOOD 3125	\$805,000	19/09/2024
2	2/8 HASTINGS St BURWOOD 3125	\$727,000	19/09/2024
3	4 Gracehill Av BURWOOD 3125	\$755,000	22/06/2024

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:

30/09/2024 10:44

2/9 Cromwell Street, Burwood Vic 3125

Steven Zervas
0423767621
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2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$735,000 - \$805,000
Median Unit Price
Year ending June 2024: \$872,500

Comparable Properties



2/25 Farleigh Av BURWOOD 3125 (REI)

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



2/8 HASTINGS St BURWOOD 3125 (REI)

Agent Comments

2 1 1

Price: \$727,000
Method: Sold Before Auction
Date: 19/09/2024
Property Type: Unit



4 Gracehill Av BURWOOD 3125 (REI/VG)

Agent Comments

2 1 1

Price: \$755,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)

Account - Heavyside



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