

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

23 Ireland Street, Burwood Vic 3125

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,226,100

Property Type House

Suburb Burwood

Period - From 01/04/2019

to 31/03/2020

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.~~

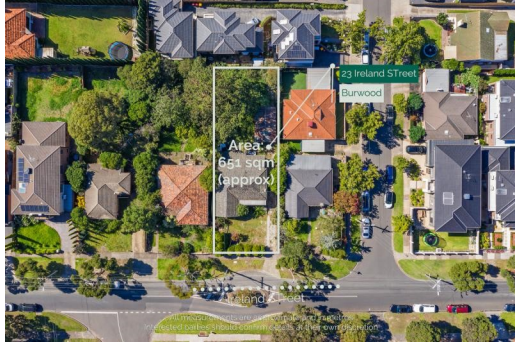
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 329 Highbury Rd BURWOOD 3125 | \$976,500 | 29/02/2020 |
| 2 | 5 Yooralla St ASHWOOD 3147 | \$975,000 | 25/03/2020 |
| 3 | | | |

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:

22/06/2020 13:18



3 1 2

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending March 2020: \$1,226,100

Comparable Properties



329 Highbury Rd BURWOOD 3125 (REI)

Agent Comments

3 1 2

Price: \$976,500

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 588 sqm approx



5 Yooralla St ASHWOOD 3147 (REI)

Agent Comments

3 1 1

Price: \$975,000

Method: Private Sale

Date: 25/03/2020

Property Type: House

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.