

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

1/15 Greenwood Street, Burwood Vic 3125

Indicative selling price

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

Range between \$890,000 & \$979,000

Median sale price

Median price \$1,253,000 Property Type House Suburb Burwood

Period - From 01/01/2020 to 31/12/2020 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	308 Highbury Rd MOUNT WAVERLEY 3149	\$992,000	30/12/2020
2	45 Fowler St BOX HILL SOUTH 3128	\$900,000	21/11/2020
3	28 Farleigh Av BURWOOD 3125	\$896,500	26/02/2021

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:

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Property Type: House
Land Size: 443 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$979,000
Median House Price
Year ending December 2020: \$1,253,000

Comparable Properties



308 Highbury Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$992,000
Method: Private Sale
Date: 30/12/2020
Rooms: 6
Property Type: House
Land Size: 483 sqm approx



45 Fowler St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 21/11/2020
Property Type: House
Land Size: 363 sqm approx



28 Farleigh Av BURWOOD 3125 (REI)

Agent Comments



Price: \$896,500
Method: Private Sale
Date: 26/02/2021
Property Type: House
Land Size: 308 sqm approx