

9838 1388 0430 334 421 leo@lindellas.com

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for s	ale
-----------------	---------	-------	-----

Address Including suburb and postcode	9 Glengarry Avenue, Burwood Vic 3125				
Indicative selling price					

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

Range between	\$1,700,000	&	\$1,750,000

#### Median sale price

Median price	\$1,385,000	Hou	use X	Unit		Suburb	Burwood
Period - From	01/04/2017	to	30/06/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	30 Station St BURWOOD 3125	\$1,755,000	04/02/2017
2	40 Gillard St BURWOOD 3125	\$1,646,000	03/06/2017
3	11 Mccomas Gr BURWOOD 3125	\$1,642,000	27/05/2017

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

Account - Lindellas First National | P: 03 9838 1388 | F: 03 9838 1399



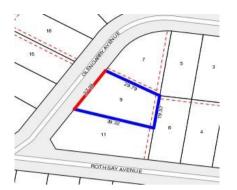


Generated: 01/08/2017 13:51



9838 1388 0430 334 421 leo@lindellas.com

**Indicative Selling Price** \$1,700,000 - \$1,750,000 **Median House Price** June quarter 2017: \$1,385,000





# Comparable Properties



30 Station St BURWOOD 3125 (REI)

Price: \$1,755,000 Method: Auction Sale Date: 04/02/2017

Rooms: -

Property Type: House (Res) Land Size: 931 sqm approx Agent Comments



40 Gillard St BURWOOD 3125 (REI)



Price: \$1,646,000 Method: Auction Sale Date: 03/06/2017

Rooms: 8

Property Type: House (Res)

**Agent Comments** 



11 Mccomas Gr BURWOOD 3125 (REI)

Price: \$1,642,000 Method: Auction Sale Date: 27/05/2017

Rooms: -

Property Type: House (Res)

**Agent Comments** 

Account - Lindellas First National | P: 03 9838 1388 | F: 03 9838 1399

Generated: 01/08/2017 13:51



