

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

25 Mccubbin Street, Burwood Vic 3125

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$1,457,500

Property Type

House

Suburb

Burwood

Period - From

01/10/2021

to

31/12/2021

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.

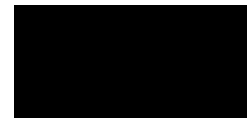
	Address of comparable property	Price	Date of sale
1	46 Cumming St BURWOOD 3125	\$1,861,000	18/12/2021
2	8 Fulton Cr BURWOOD 3125	\$1,750,000	08/10/2021
3	22 Wridgway Av BURWOOD 3125	\$1,716,000	19/03/2022

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:

23/03/2022 14:53



3 1 2

Property Type: House (Res)
Land Size: 1082 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
December quarter 2021: \$1,457,500

Comparable Properties



46 Cumming St BURWOOD 3125 (REI)

Agent Comments

4 3 2

Price: \$1,861,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)
Land Size: 863 sqm approx



8 Fulton Cr BURWOOD 3125 (VG)

Agent Comments

3 - -

Price: \$1,750,000
Method: Sale
Date: 08/10/2021
Property Type: House (Res)
Land Size: 1071 sqm approx



22 Wridgway Av BURWOOD 3125 (REI)

Agent Comments

8 3 1

Price: \$1,716,000
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)
Land Size: 835 sqm approx