

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

1/11 WEBB STREET BURWOOD VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,750

Property type

Unit

Suburb

Burwood

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

3/24 BENNETT STREET BURWOOD VIC 3125	\$1,230,888	26-Feb-22
3/38 MCCOMAS GROVE BURWOOD VIC 3125	\$1,180,000	26-Mar-22
11 MCGOWANS LANE BURWOOD VIC 3125	\$1,201,000	12-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 16 May 2022



3/24 BENNETT STREET BURWOOD VIC 3125 Sold Price **\$1,230,888** Sold Date **26-Feb-22**

4 3 2

Distance **0.96km**



3/38 MCCOMAS GROVE BURWOOD VIC 3125 Sold Price ^{RS} **\$1,180,000** Sold Date **26-Mar-22**

4 3 2

Distance **0.51km**



11 MCGOWANS LANE BURWOOD VIC 3125 Sold Price **\$1,201,000** Sold Date **12-Feb-22**

4 3 2

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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