

## 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<br>Including suburb and<br>postcode | 2/1 Webb Street, Burwood Vic 3125 |
|---------------------------------------------|-----------------------------------|

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|               |             |   |             |
|---------------|-------------|---|-------------|
| Range between | \$1,050,000 | & | \$1,155,000 |
|---------------|-------------|---|-------------|

#### Median sale price

|               |             |       |            |        |      |        |         |
|---------------|-------------|-------|------------|--------|------|--------|---------|
| Median price  | \$1,215,000 | House | X          | Unit   |      | Suburb | Burwood |
| Period - From | 01/10/2018  | to    | 31/12/2018 | Source | REIV |        |         |

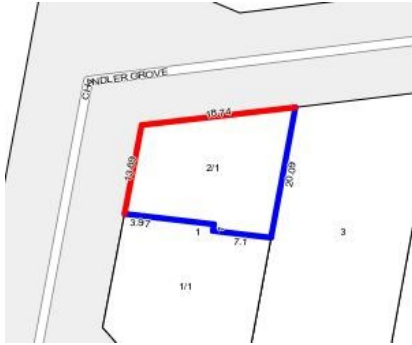
#### Comparable property sales (\*Delete A or B below as applicable)

**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 | 6a Brand St MOUNT WAVERLEY 3149   | \$1,110,000 | 23/02/2019   |
| 2 | 1/7 Andrew St MOUNT WAVERLEY 3149 | \$1,105,000 | 21/01/2019   |
| 3 | 2/4 Mountain Ash Av ASHWOOD 3147  | \$1,070,000 | 16/01/2019   |

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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,155,000  
**Median House Price**  
December quarter 2018: \$1,215,000

## Comparable Properties



**6a Brand St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$1,110,000  
**Method:** Auction Sale  
**Date:** 23/02/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 335 sqm approx



**1/7 Andrew St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$1,105,000  
**Method:** Private Sale  
**Date:** 21/01/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)  
**Land Size:** 364 sqm approx



**2/4 Mountain Ash Av ASHWOOD 3147 (REI/VG)**

**Agent Comments**



**Price:** \$1,070,000  
**Method:** Private Sale  
**Date:** 16/01/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 725 sqm approx