

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

69 Mccubbin Street, Burwood Vic 3125

Indicative selling price

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

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$1,320,000

House

X

Unit

Suburb

Burwood

Period - From

01/04/2018

to

30/06/2018

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	40 Fulton Rd BLACKBURN SOUTH 3130	\$831,000	28/07/2018
2	34 Clanbrae Av BURWOOD 3125	\$810,000	21/04/2018
3	150 Middleborough Rd BLACKBURN SOUTH 3130	\$803,500	26/07/2018

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.



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Rooms:**Property Type:** House (Res)**Land Size:** 385 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$840,000

Median House Price

June quarter 2018: \$1,320,000

Comparable Properties



40 Fulton Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

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Price: \$831,000**Method:** Auction Sale**Date:** 28/07/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 463 sqm approx

34 Clanbrae Av BURWOOD 3125 (VG)

Agent Comments

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Price: \$810,000**Method:** Sale**Date:** 21/04/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 360 sqm approx

150 Middleborough Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

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Price: \$803,500**Method:** Sold Before Auction**Date:** 26/07/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 464 sqm approx