

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

16 Madden Grove, Burnley Vic 3121

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,340,000

Property Type House

Suburb Burnley

Period - From 26/10/2019

to

25/10/2020

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 | 33 Durham St RICHMOND 3121 | \$1,380,000 | 12/06/2020 |
| 2 | 35 Parkville St BURNLEY 3121 | \$1,340,000 | 05/10/2020 |
| 3 | 16 North St RICHMOND 3121 | \$1,325,000 | 04/05/2020 |

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:

26/10/2020 14:17

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3 1 0

Rooms: 4
Property Type: House (Res)
Land Size: 258 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
26/10/2019 - 25/10/2020: \$1,340,000

Comparable Properties



33 Durham St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 -

Price: \$1,380,000
Method: Private Sale
Date: 12/06/2020
Property Type: House
Land Size: 244 sqm approx



35 Parkville St BURNLEY 3121 (REI)

Agent Comments

3 1 -

Price: \$1,340,000
Method: Private Sale
Date: 05/10/2020
Property Type: House (Res)



16 North St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$1,325,000
Method: Private Sale
Date: 04/05/2020
Rooms: 4
Property Type: House
Land Size: 174 sqm approx