## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	7 Skene Street, Burwood East Vic 3151
Including suburb and	
postcode	

#### Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$1,300,000	&	\$1,400,000
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#### Median sale price

Median price	\$1,277,000	Pro	perty Type	House		Suburb	Burwood East
Period - From	01/10/2024	to	31/12/2024		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

Aut	areas or comparable property	1 1100	Date of Sale
1	5a Jacqueline Rd MOUNT WAVERLEY 3149	\$1,545,000	22/02/2025
2	13 Pindan Ct MOUNT WAVERLEY 3149	\$1,472,816	15/02/2025
3	2/25 Mccubbin St BURWOOD 3125	\$1,372,000	08/02/2025

#### 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:	02/03/2025 22:16



Date of sale

# **McGrath**

Ripple Wu 03 9889 8800 0433 903 099 ripplewu@mcgrath.com.au

**Indicative Selling Price** \$1,300,000 - \$1,400,000 **Median House Price** December quarter 2024: \$1,277,000





Rooms: 5

Property Type: House (Res) Land Size: 340 sqm approx

**Agent Comments** 

# Comparable Properties



5a Jacqueline Rd MOUNT WAVERLEY 3149 (REI)

Price: \$1,545,000 Method: Private Sale Date: 22/02/2025

Property Type: Townhouse (Single)

**Agent Comments** 



13 Pindan Ct MOUNT WAVERLEY 3149 (REI)



Agent Comments

Price: \$1,472,816 Method: Auction Sale Date: 15/02/2025

Property Type: House (Res)



2/25 Mccubbin St BURWOOD 3125 (REI)



**Agent Comments** 

Price: \$1,372,000 Method: Auction Sale Date: 08/02/2025

Property Type: Townhouse (Res) Land Size: 345 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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