

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

85 Station Street, Burwood Vic 3125

Indicative selling price

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

Range between \$975,000 & \$1,070,000

Median sale price

Median price \$1,457,500 Property Type House Suburb Burwood

Period - From 01/10/2021 to 31/12/2021 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	279 Station St BOX HILL SOUTH 3128	\$1,060,000	26/03/2022
2			
3			

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: 13/04/2022 21:08



Property Type: House (Res)

Land Size: 601 sqm approx

Agent Comments

Indicative Selling Price

\$975,000 - \$1,070,000

Median House Price

December quarter 2021: \$1,457,500

Comparable Properties



279 Station St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,060,000

Method: Auction Sale

Date: 26/03/2022

Property Type: House (Res)

Land Size: 609 sqm approx

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.

Account - Philip Webb