

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

29/31 McIntyre Street, Burwood Vic 3125

Indicative selling price

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

Single price

\$710,000

Median sale price

Median price

\$742,000

Property Type

Unit

Suburb

Burwood

Period - From

21/10/2023

to

20/10/2024

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	Price	Date of sale
1	2/14-16 Somers St BURWOOD 3125	\$777,000	12/10/2024
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:

21/10/2024 18:11

Jeff Anderson
(03) 9835 1151
0411 222 744
jeffa@rosshunt.com.au

Indicative Selling Price
\$710,000

Median Unit Price
21/10/2023 - 20/10/2024: \$742,000



 2  1  1

Property Type: Unit
Agent Comments

Comparable Properties



2/14-16 Somers St BURWOOD 3125 (REI)

Agent Comments

 2  1  1

Price: \$777,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit

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 - Ross-Hunt Surrey Hills | P: (03) 9830 4044