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	12/1 Royton Street, Burwood East Vic 3151
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$870,000	&	\$950,000

Median sale price

Median price	\$996,150	Pro	perty Type	Γownhouse		Suburb	Burwood East
Period - From	10/09/2020	to	09/09/2021		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

Address of comparable property		Price	Date of sale
1	9/1 Royton St BURWOOD EAST 3151	\$960,000	23/08/2021
2	8/1-5 Royton St BURWOOD EAST 3151	\$954,000	22/06/2021
3	4/11 Renown St BURWOOD 3125	\$870,000	06/05/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/09/2021 16:12



McGrath

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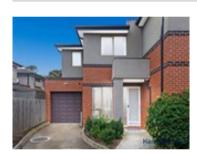
Indicative Selling Price \$870,000 - \$950,000 Median Townhouse Price 10/09/2020 - 09/09/2021: \$996,150





Property Type: Townhouse Agent Comments

Comparable Properties



9/1 Royton St BURWOOD EAST 3151 (REI)

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Price: \$960,000 **Method:** Private Sale **Date:** 23/08/2021

Property Type: Townhouse (Single)

Agent Comments



8/1-5 Royton St BURWOOD EAST 3151 (REI)

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Price: \$954,000 Method: Private Sale Date: 22/06/2021

Property Type: Townhouse (Single)

Agent Comments

4/11 Renown St BURWOOD 3125 (REI/VG)

4 3 **4** 2 **4**

Price: \$870,000 **Method:** Private Sale **Date:** 06/05/2021

Property Type: Townhouse (Res) **Land Size:** 162 sqm approx

Agent Comments

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



