

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

3/30 CUMMING STREET BURWOOD VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,190,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Burwood

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

1/3 STATION STREET BURWOOD VIC 3125	\$1,225,000	23-May-24
292B Highbury Road Mount Waverley VIC 3149	\$1,273,000	28-Mar-24
2/4 FOWLER STREET BOX HILL SOUTH VIC 3128	\$1,210,000	28-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 11 September 2024



1/3 STATION STREET BURWOOD VIC 3125

4 3 2

Sold Price **\$1,225,000** Sold Date **23-May-24**

Distance **0.65km**



292B HIGHBURY ROAD MOUNT WAVERLEY VIC 3149

4 3 2

Sold Price **\$1,273,000** Sold Date **28-Mar-24**

Distance **1.33km**



2/4 FOWLER STREET BOX HILL SOUTH VIC 3128

4 2 2

Sold Price **\$1,210,000** Sold Date **28-Apr-24**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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