

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 5/383 Warrigal Road, Burwood VIC 3125

Indicative selling price

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

Single Price \$759,000

Median sale price

Median price \$972,000

Property type Unit

Suburb Burwood

Period - From 01/07/2023

to

30/09/2023

Source REIV

Comparable property sales

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
2/18 Somers Street, Burwood	\$727,000	16/12/2023
2/12 Somers Street, Burwood	\$742,000	02/11/2023
3/10 Webb Street, Burwood	\$738,000	17/06/2023

This Statement of Information was prepared on: 16 December 2023