

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

7 Stewart Street, Burwood, VIC 3125

Indicative selling price

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

Single price

or range between

\$1,250,000

&

\$1,320,000

Median sale price

Median price

\$ 1,365,194

Property type

House

Suburb

BURWOOD

Period - From

26/03/2021

to

22/09/2021

Source

core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	39 Sixth Avenue Burwood Vic 3125	1,290,000	26/05/2021
2	5 Maltby Walk Burwood Vic 3125	1,465,000	08/08/2021
3	22 Clanbrae Avenue, Burwood	1,300,000	20/03/2021

This Statement of Information was prepared on:

22/09/2021