

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

4/26 EDWARDS 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,480,000

Property type

House

Suburb

Burwood

Period-from

01 Jul 2023

to

30 Jun 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

16F PUERTA STREET BURWOOD VIC 3125	\$1,120,000	04-May-24
3/2 FLETCHER PARADE BURWOOD VIC 3125	\$1,150,000	08-May-24
3/14 STEPHENS STREET BURWOOD VIC 3125	\$950,000	02-Feb-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 July 2024



16F PUERTA STREET BURWOOD VIC 3125

 3  2  2

Sold Price

^{RS} **\$1,120,000** Sold Date **04-May-24**

Distance **0.47km**



3/2 FLETCHER PARADE BURWOOD VIC 3125

 3  2  2

Sold Price

\$1,150,000 Sold Date **08-May-24**

Distance **0.7km**



3/14 STEPHENS STREET BURWOOD VIC 3125

 3  2  1

Sold Price

\$950,000 Sold Date **02-Feb-24**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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