

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 Magnolia Walk 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,000

Property type

Unit

Suburb

Burwood

Period-from

01 Dec 2020

to

30 Nov 2021

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

4/425 Warrigal Road Burwood VIC 3125	\$660,000	11-Sep-21
1/1295 Toorak Road Camberwell VIC 3124	\$660,000	16-Jun-21
1/21-25 Shaw Street Ashwood VIC 3147	\$665,000	04-Dec-21

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: 13 December 2021



4/425 Warrigal Road Burwood VIC 3125 Sold Price **\$660,000** Sold Date **11-Sep-21**
 Distance **0.08km**
 2 1 1



1/1295 Toorak Road Camberwell VIC 3124 Sold Price Sold Date **16-Jun-21**
 Distance **1.15km**
 2 2 1



1/21-25 Shaw Street Ashwood VIC 3147 Sold Price ^{RS} **\$665,000** Sold Date **04-Dec-21**
 Distance **1.16km**
 2 1 1

RS = Recent sale **UN** = Undisclosed Sale

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