

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

13 Mccomas Grove, Burwood, VIC 3125

Indicative selling price

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

Single price \$1,299,000

or range between

&

Median sale price

Median price \$1,370,400

Property type House

Suburb BURWOOD

Period - From 23/06/2022

to

22/06/2023

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	4 Bennett Street Burwood Vic 3125	\$1,400,000	2023-06-10
2	2 Bennett Street Burwood Vic 3125	\$1,400,000	2023-06-10
3	20 Corrigan Street Burwood Vic 3125	\$1,470,000	2023-04-29

This Statement of Information was prepared on: 23/06/2023

