

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

1/47 Station Street, Burwood Vic 3125

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,150,000 Property Type Townhouse Suburb Burwood

Period - From 25/02/2024 to 24/02/2025 Source Property Data

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 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
1	3/16 Johnston St BURWOOD 3125	\$1,230,000	30/11/2024
2	2/13 Greenwood St BURWOOD 3125	\$995,000	30/11/2024
3	3/7 Havelock St BURWOOD 3125	\$1,072,000	12/09/2024

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 six months.~~

This Statement of Information was prepared on:

25/02/2025 15:00



4 2 2

Property Type: Townhouse (Res)

Land Size: 281 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Townhouse Price

25/02/2024 - 24/02/2025: \$1,150,000

Comparable Properties



3/16 Johnston St BURWOOD 3125 (REI/VG)

Agent Comments

4 3 2

Price: \$1,230,000

Method: Auction Sale

Date: 30/11/2024

Property Type: Townhouse (Res)

2/13 Greenwood St BURWOOD 3125 (REI/VG)

Agent Comments

4 2 2

Price: \$995,000

Method: Auction Sale

Date: 30/11/2024

Property Type: Townhouse (Res)

Land Size: 1020 sqm approx



3/7 Havelock St BURWOOD 3125 (REI/VG)

Agent Comments

4 2 2

Price: \$1,072,000

Method: Sold Before Auction

Date: 12/09/2024

Property Type: Townhouse (Res)

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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