

# 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

3/16 Johnston Street, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,073,500

Property Type Townhouse

Suburb Burwood

Period - From 04/11/2023

to

03/11/2024

Source REIV

### 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 | 3/7 Havelock St BURWOOD 3125     | \$1,072,000 | 12/09/2024   |
| 2 | 28 Burn Nar Look Dr BURWOOD 3125 | \$1,043,000 | 17/08/2024   |
| 3 | 5 Corrigan St BURWOOD 3125       | \$1,160,000 | 29/07/2024   |

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:

04/11/2024 12:09



4 3 2

**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median Townhouse Price**  
04/11/2023 - 03/11/2024: \$1,073,500

## Comparable Properties



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

**Agent Comments**

4 2 2

**Price:** \$1,072,000  
**Method:** Sold Before Auction  
**Date:** 12/09/2024  
**Property Type:** Townhouse (Res)



**28 Burn Nar Look Dr BURWOOD 3125 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,043,000  
**Method:** Auction Sale  
**Date:** 17/08/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 257 sqm approx



**5 Corrigan St BURWOOD 3125 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 29/07/2024  
**Property Type:** House (Res)  
**Land Size:** 204 sqm approx

**Account - McGrath Box Hill** | P: 03 9889 8800 | F: 03 9889 8802