

# 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

46 McIntyre Street, Burwood, VIC 3125

### Indicative selling price

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

Single price

or range between

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$ 1,373,500

Property type

House

Suburb

BURWOOD

Period - From

14/07/2021

to

10/01/2022

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property |                                      | Price       | Date of sale |
|--------------------------------|--------------------------------------|-------------|--------------|
| 1                              | 27 Goold Street Burwood Vic 3125     | \$1,340,000 | 2021-12-04   |
| 2                              | 55 Eley Road Box Hill South Vic 3128 | \$1,315,000 | 2021-08-22   |
| 3                              | 71 Arthur Street Burwood Vic 3125    | \$1,335,000 | 2021-11-17   |

This Statement of Information was prepared on:

10/01/2022