

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

21 McGowans Lane, Burwood Vic 3125

Indicative selling price

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

Range between \$850,000 & \$880,000

Median sale price

Median price \$791,000

Property Type Unit

Suburb Burwood

Period - From 17/12/2018

to 16/12/2019

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	4 Burn Nar Look Dr BURWOOD 3125	\$883,000	02/11/2019
2	15 Ardenne Cl BURWOOD 3125	\$872,500	11/10/2019
3			

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:

17/12/2019 20:57

21 McGowans Lane, Burwood Vic 3125



 3  2  2

Property Type: House
Land Size: 268 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$880,000
Median Unit Price
17/12/2018 - 16/12/2019: \$791,000

Comparable Properties



4 Burn Nar Look Dr BURWOOD 3125 (REI)

Agent Comments

 3  2  1

Price: \$883,000
Method: Sold Before Auction
Date: 02/11/2019
Rooms: 6
Property Type: Townhouse (Res)



15 Ardenne Ct BURWOOD 3125 (REI/VG)

Agent Comments

 3  2  2

Price: \$872,500
Method: Private Sale
Date: 11/10/2019
Property Type: Townhouse (Single)
Land Size: 218 sqm approx

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.

Account - Biggin & Scott Glen Waverley | P: 03 9560 8888 | F: 03 9802 1269



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.