

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

3/37 Greenwood Street Burwood VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,999

Property type

Unit

Suburb

Burwood

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

3/7 Inverness Avenue Burwood VIC 3125	\$1,190,000	27-Mar-21
3/47 McComas Grove Burwood VIC 3125	\$1,100,000	12-Apr-21
1/38 McComas Grove Burwood VIC 3125	\$1,180,000	29-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 01 September 2021



3/7 Inverness Avenue Burwood VIC 3125 Sold Price **\$1,190,000** Sold Date **27-Mar-21**

4 3 2

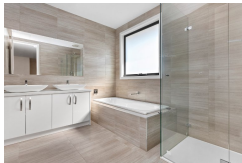
Distance **0.88km**



3/47 McComas Grove Burwood VIC 3125 Sold Price **\$1,100,000** Sold Date **12-Apr-21**

4 3 2

Distance **1.62km**



1/38 McComas Grove Burwood VIC 3125 Sold Price **\$1,180,000** Sold Date **29-Apr-21**

4 3 2

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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