

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

7 Iris Street, Burwood Vic 3125

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,440,000

Property Type

House

Suburb

Burwood

Period - From

01/10/2023

to

30/09/2024

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	12a Talbett St BURWOOD 3125	\$1,216,000	26/10/2024
2	15 Cromwell St BURWOOD 3125	\$1,260,000	23/07/2024
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:

01/11/2024 11:50

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending September 2024: \$1,440,000



4 2 2

Property Type: House

Agent Comments

Comparable Properties



12a Talbett St BURWOOD 3125 (REI)

Agent Comments

4 2 2

Price: \$1,216,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 459 sqm approx



15 Cromwell St BURWOOD 3125 (REI/VG)

Agent Comments

3 1 2

Price: \$1,260,000

Method: Sold Before Auction

Date: 23/07/2024

Property Type: House (Res)

Land Size: 767 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 - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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