

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

25 Mccubbin Street, Burwood, VIC 3125

Indicative selling price

Single Price or Range between

\$1,400,000 - \$1,540,000

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

Median sale price

Median Price

\$1,164,500

Property Type

House

Suburb

BURWOOD

Period From

16/03/2019

Period To

12/09/2019

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



**44 DARBYSHIRE ROAD
MOUNT WAVERLEY**

4 2 2

Price \$1,500,000

Date of Sale 02/09/2019

Land 927 sqm



**2 ROE COURT
MOUNT WAVERLEY**

4 2 2

Price \$1,530,000

Date of Sale 18/08/2019

Land 805 sqm



**7 WEBB STREET
BURWOOD**

4 2 2

Price \$1,450,000

Date of Sale 23/03/2019

Land 726 sqm