

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

2a Gilmour Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,401,501

Property Type House

Suburb Burwood

Period - From 01/04/2023

to 30/06/2023

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	2c Liberator St ASHBURTON 3147	\$1,745,000	18/03/2023
2	1/21 Kingston St MOUNT WAVERLEY 3149	\$1,655,000	02/04/2023
3	2/5 Harcourt St ASHWOOD 3147	\$1,580,000	20/06/2023

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:

17/07/2023 10:52



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Property Type: House (Res)

Land Size: 482 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

June quarter 2023: \$1,401,501

Comparable Properties



2c Liberator St ASHBURTON 3147 (REI/VG)

Agent Comments

4
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 1

Price: \$1,745,000

Method: Private Sale

Date: 18/03/2023

Property Type: Townhouse (Res)

Land Size: 292 sqm approx



1/21 Kingston St MOUNT WAVERLEY 3149 (REI)

Agent Comments

5
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 2

Price: \$1,655,000

Method: Auction Sale

Date: 02/04/2023

Property Type: Townhouse (Res)



2/5 Harcourt St ASHWOOD 3147 (REI)

Agent Comments

4
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 2

Price: \$1,580,000

Method: Private Sale

Date: 20/06/2023

Property Type: House

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088