

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

1/45 Greenwood Street, Burwood Vic 3125

Indicative selling price

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

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$1,100,000 Property Type Townhouse Suburb Burwood

Period - From 25/03/2021 to 24/03/2022 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	2/1 Malabar Rd BLACKBURN 3130	\$1,070,000	20/11/2021
2	2/468 Middleborough Rd BLACKBURN 3130	\$1,068,000	17/12/2021
3	5/250 Waverley Rd MOUNT WAVERLEY 3149	\$987,000	05/02/2022

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:

25/03/2022 12:59



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$980,000 - \$1,078,000
Median Townhouse Price
25/03/2021 - 24/03/2022: \$1,100,000

Comparable Properties



2/1 Malabar Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,070,000
Method: Auction Sale
Date: 20/11/2021
Property Type: Townhouse (Res)



2/468 Middleborough Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,068,000
Method: Private Sale
Date: 17/12/2021
Property Type: Townhouse (Res)

5/250 Waverley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$987,000
Method: Auction Sale
Date: 05/02/2022
Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802