

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

1/35 MCCUBBIN 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

\$1,199,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Burwood

Period-from

01 Aug 2023

to

31 Jul 2024

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

2/29 IRELAND STREET BURWOOD VIC 3125	\$1,392,000	13-Apr-24
1/11 WEBB STREET BURWOOD VIC 3125	\$1,400,000	11-May-24
1/3 STATION STREET BURWOOD VIC 3125	\$1,225,000	16-May-24

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: 15 August 2024

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**2/29 IRELAND STREET BURWOOD VIC 3125** Sold Price ^{RS} **\$1,392,000** Sold Date **13-Apr-24**

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Distance **0.45km****1/11 WEBB STREET BURWOOD VIC 3125** Sold Price **\$1,400,000** Sold Date **11-May-24**

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Distance **0.77km****1/3 STATION STREET BURWOOD VIC 3125** Sold Price ^{RS} **\$1,225,000** ^{UN} Sold Date **16-May-24**

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Distance **1.1km****RS** = Recent sale**UN** = Undisclosed Sale

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