#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	1B Smith Street, Burwood East Vic 3151
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$900,000	&	\$990,000
			1

#### Median sale price

Median price	\$625,000	Hou	se	Unit	Х	S	Suburb	Burwood East
Period - From	01/04/2018	to	31/03/2019		Source	REIV		

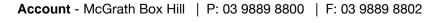
#### Comparable property sales (\*Delete A or B below as applicable)

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 27 Feathertop Cha BURWOOD EAST 3151 \$960,800 11/02/2019 2 2/226 Stephensons Rd MOUNT WAVERLEY 3149 \$954,000 11/02/2019 3 2a Kilsyth Av BURWOOD 3125 \$933,000 13/12/2018

#### 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.







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## **McGrath**

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Rooms:

Property Type: Townhouse

**Agent Comments** 

Indicative Selling Price \$900,000 - \$990,000 Median Unit Price Year ending March 2019: \$625,000

### Comparable Properties



27 Feathertop Cha BURWOOD EAST 3151

(REI/VG)

**-** 5





Price: \$960,800 Method: Private Sale Date: 11/02/2019

Rooms: -

**Property Type:** Townhouse (Single) **Land Size:** 300 sqm approx

Agent Comments

**Agent Comments** 



2/226 Stephensons Rd MOUNT WAVERLEY

3149 (REI)

**-**2





**Price:** \$954,000 **Method:** Private Sale **Date:** 11/02/2019

Rooms: 4

**Property Type:** Townhouse (Single) **Land Size:** 385 sqm approx









Price: \$933,000 Method: Auction Sale Date: 13/12/2018

Rooms: 6

**Property Type:** Townhouse (Res) **Land Size:** 278 sqm approx

**Agent Comments** 



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propertydata

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