

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

3/28 McComas Grove 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

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Burwood

Period-from

01 Jun 2020

to

31 May 2021

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

1/53 McIntyre Street Burwood VIC 3125	\$756,000	19-Dec-20
3/40 Station Street Burwood VIC 3125	\$701,111	24-Feb-21
6/16 Somers Street Burwood VIC 3125	\$790,000	24-May-21

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: 08 June 2021



1/53 McIntyre Street Burwood VIC 3125

2 1 1

Sold Price

\$756,000

Sold Date

19-Dec-20

Distance

0.34km



3/40 Station Street Burwood VIC 3125

2 1 2

Sold Price

\$701,111

Sold Date

24-Feb-21

Distance

0.78km



6/16 Somers Street Burwood VIC 3125

2 1 1

Sold Price

^{RS} **\$790,000**

Sold Date

24-May-21

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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