

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 18 McCubbin Street, Burwood, VIC 3125

Indicative selling price

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

Single price or range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,361,500 Property type House Suburb BURWOOD

Period - From 28/04/2021 to 25/10/2021 Source core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	4 McCubbin Street, Burwood, Vic 3125	2,160,000	16/10/2021
2	28 Wridgway Avenue, Burwood, Vic 3125	1,750,000	13/08/2021
3	26 Newbigin Street, Burwood, Vic, 3125	2,100,000	20/10/2021

This Statement of Information was prepared on: 25/10/2021

