

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

25 Pearce Street, Burwood Vic 3125

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,462,500

Property Type

House

Suburb

Burwood

Period - From

29/07/2021

to

28/07/2022

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	67 Elgar Rd BURWOOD 3125	\$1,200,000	16/02/2022
2	6 Cropley Ct BURWOOD 3125	\$1,190,000	25/06/2022
3	163 Station St BURWOOD 3125	\$1,100,000	02/04/2022

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:

29/07/2022 11:12



4 1 2

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

29/07/2021 - 28/07/2022: \$1,462,500

Comparable Properties



67 Elgar Rd BURWOOD 3125 (REI/VG)

Agent Comments

3 1 1

Price: \$1,200,000

Method: Sold Before Auction

Date: 16/02/2022

Property Type: House (Res)

Land Size: 609 sqm approx



6 Cropley Ct BURWOOD 3125 (REI)

Agent Comments

3 1 1

Price: \$1,190,000

Method: Auction Sale

Date: 25/06/2022

Property Type: House (Res)

Land Size: 588 sqm approx



163 Station St BURWOOD 3125 (REI)

Agent Comments

3 1 2

Price: \$1,100,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 601 sqm approx