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 | 25 Pearce Street, Burwood Vic 3125 |
|----------------------|------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

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 | Pro | perty 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 |
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McGrath

Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

\$1,100,000 - \$1,210,000 **Median House Price**

Indicative Selling Price

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



Property Type: House (Previously Occupied - Detached) **Agent Comments**

Comparable Properties



67 Elgar Rd BURWOOD 3125 (REI/VG)





Price: \$1,200,000

Method: Sold Before Auction

Date: 16/02/2022

Property Type: House (Res) Land Size: 609 sqm approx

Agent Comments



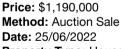
6 Cropley Ct BURWOOD 3125 (REI)







Agent Comments



Property Type: House (Res) Land Size: 588 sqm approx

163 Station St BURWOOD 3125 (REI)





Price: \$1,100,000 Method: Auction Sale Date: 02/04/2022

Property Type: House (Res) Land Size: 601 sqm approx Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



