

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

2/36 GREENWOOD STREET 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

\$875,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Unit

Suburb

Burwood

Period-from

01 Oct 2022

to

30 Sep 2023

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

3/20 JENNER STREET BLACKBURN SOUTH VIC 3130	\$950,000	07-Sep-23
1/53 CUMMING STREET BURWOOD VIC 3125	\$871,000	28-Sep-23
8/26 JONATHAN AVENUE BURWOOD EAST VIC 3151	\$877,000	30-Jun-23

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: 06 October 2023



3/20 JENNER STREET BLACKBURN SOUTH VIC 3130 Sold Price ^{RS} **\$950,000** ^{UN} Sold Date **07-Sep-23**

3 1 1

Distance **0.81km**



1/53 CUMMING STREET BURWOOD VIC 3125 Sold Price ^{RS} **\$871,000** Sold Date **28-Sep-23**

3 2 2

Distance **1.68km**



8/26 JONATHAN AVENUE BURWOOD EAST VIC 3151 Sold Price ^{RS} **\$877,000** Sold Date **30-Jun-23**

3 1 2

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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