#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

	20 Pickford Street, Burwood East Vic 3151
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$950,000	&	\$1,045,000
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#### Median sale price

Median price	\$1,110,000	Hou	ıse X	Unit		Sub	Burwood East
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

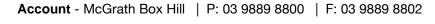
### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	81 Old Burwood Rd BURWOOD EAST 3151	\$1,090,000	01/03/2018
2	28 Robert St BURWOOD EAST 3151	\$1,080,000	08/03/2018
3	108 Vicki St FOREST HILL 3131	\$935,000	17/03/2018

#### 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.







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## **McGrath**





Rooms:

**Property Type:** House **Land Size:** 585 sqm approx

**Agent Comments** 

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price December quarter 2017: \$1,110,000

## Comparable Properties



81 Old Burwood Rd BURWOOD EAST 3151

(REI)

**-**3

**•** 2

**6** 1

Price: \$1,090,000 Method: Private Sale Date: 01/03/2018 Rooms: 8

**Property Type:** House (Res) **Land Size:** 585 sqm approx

**Agent Comments** 



28 Robert St BURWOOD EAST 3151 (REI)

**-**3

**;** 



**a** 2

Price: \$1,080,000

Method: Sold Before Auction

Date: 08/03/2018

Rooms: 7

**Property Type:** House (Res) **Land Size:** 608 sqm approx

**Agent Comments** 



108 Vicki St FOREST HILL 3131 (REI)

4

**—** 

Agent Comments

Price: \$935,000 Method: Auction Sale Date: 17/03/2018

Rooms: -

Property Type: House (Res)

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





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