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

6 Kildare Street, Burwood Vic 3125

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale pi	rice							
Median price	\$1,292,500	Pro	operty Type	Ηοι	ise		Suburb	Burwood
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	41 Barnes Av BURWOOD 3125	\$1,950,000	30/03/2020
2	4 Graham St SURREY HILLS 3127	\$1,625,000	10/07/2020
3	25 Boisdale St SURREY HILLS 3127	\$1,562,000	21/03/2020

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:

13/07/2020 11:17



Indicative Selling Price \$1,500,000 - \$1,650,000

March guarter 2020: \$1,292,500

Median House Price





Rooms: 7 Property Type: House (Previously Occupied - Detached) Land Size: 585 sqm approx

Agent Comments

Great location, updated kitchen and bathrooms, a very comfortable family home for move in or invest. Meters away from PLC junior campus and Deakin University, a rare opportunity not to be missed.

Comparable Properties



41 Barnes Av BURWOOD 3125 (VG)



Price: \$1,950,000 Method: Sale Date: 30/03/2020 Property Type: House (Res) Land Size: 754 sqm approx Agent Comments

Agent Comments



Price: \$1,625,000 Method: Sold Before Auction Date: 10/07/2020 Rooms: 6 Property Type: House

- 3



25 Boisdale St SURREY HILLS 3127 (REI)

4 Graham St SURREY HILLS 3127 (REI)

2



Agent Comments

Price: \$1,562,000 Method: Auction Sale Date: 21/03/2020 Property Type: House (Res) Land Size: 426 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.