

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 consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,292,500

Property Type House

Suburb Burwood

Period - From 01/01/2020

to 31/03/2020

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	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



 4  2  3

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.

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

March quarter 2020: \$1,292,500

Comparable Properties



41 Barnes Av BURWOOD 3125 (VG)

Agent Comments

 3  -  -

Price: \$1,950,000

Method: Sale

Date: 30/03/2020

Property Type: House (Res)

Land Size: 754 sqm approx



4 Graham St SURREY HILLS 3127 (REI)

Agent Comments

 3  1  2

Price: \$1,625,000

Method: Sold Before Auction

Date: 10/07/2020

Rooms: 6

Property Type: House



25 Boisdale St SURREY HILLS 3127 (REI)

Agent Comments

 3  2  2

Price: \$1,562,000

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)

Land Size: 426 sqm approx