

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

25/31 McIntyre Street, Burwood Vic 3125

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$841,000

Property Type Unit

Suburb Burwood

Period - From 31/08/2021

to 30/08/2022

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	23/31 McIntyre St BURWOOD 3125	\$750,000	14/07/2022
2	3/383 Warrigal Rd BURWOOD 3125	\$740,000	29/06/2022
3	174 Station St BOX HILL SOUTH 3128	\$710,000	22/04/2022

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:

31/08/2022 13:23

25/31 McIntyre Street, Burwood Vic 3125



2 1 0

Rooms: 4
Property Type: Villa
Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

31/08/2021 - 30/08/2022: \$841,000

Comparable Properties



23/31 McIntyre St BURWOOD 3125 (REI)

Agent Comments

2 1 1

Price: \$750,000
Method: Sold Before Auction
Date: 14/07/2022
Property Type: Unit



3/383 Warrigal Rd BURWOOD 3125 (REI)

Agent Comments

2 1 1

Price: \$740,000
Method: Sold Before Auction
Date: 29/06/2022
Property Type: Unit
Land Size: 179 sqm approx



174 Station St BOX HILL SOUTH 3128 (REI/VG) **Agent Comments**

2 1 2

Price: \$710,000
Method: Sold Before Auction
Date: 22/04/2022
Property Type: Unit

Account - Heavyside



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.