

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

1/47 Station Street, Burwood, VIC 3125

Indicative selling price

\$ 800,000 - \$880,000

Range between

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

Median sale price

Median price
\$ 1,252,000

House

*Delete house or unit as applicable

Suburb
BURWOOD

Period
15/12/2018 - 13/06/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



3/20 RENOWN STREET
BURWOOD

3 2 2

Normal Sale \$840,000
Date Sold 26/01/2019
Land 286 sqm



2/343 HIGH STREET ROAD
MOUNT WAVERLEY

4 3 2

Normal Sale \$840,000
Date Sold 24/01/2019
Land 200 sqm



2/17 GREENWOOD STREET
BURWOOD

3 1 2

Agents Advice - Sale *\$865,000
Date Sold 01/06/2019
Land 919 sqm