

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 23 Monica Street, Burwood, VIC 3125

Indicative selling price

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

Single price or range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,300,000 Property type House Suburb BURWOOD
Period - From 08/01/2021 to 07/07/2021 Source core_logic

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

	Address of comparable property	Price	Date of sale
1	39 Sixth Avenue Burwood Vic 3125	\$1,290,000	2021-05-26
2	22 Clanbrae Avenue Burwood Vic 3125	\$1,300,000	2021-03-19
3	5 Pescott Close Burwood Vic 3125	\$1,390,000	2021-02-25

This Statement of Information was prepared on: 07/07/2021

