

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 31 Wridgway Avenue Burwood

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,500,000 & \$1,600,000

Median sale price

Median price: \$1,400,000 House Suburb: Burwood
Period - From: 01/01/2018 to 31/03/2018 Source: PDOL

Comparable property sales

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.



3 McCubbin St BURWOOD

3 2 4

Presenting compelling opportunities for future profits and rewards, this substantial parcel of land (1,033m2 approx) delivers

Sold by Private Sale \$1,620,000
Date Sold 29/05/2018
Land 1,033 SqM

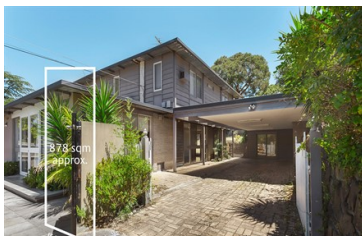


24 Wridgway Av BURWOOD

6 2 1

This 6 Bedroom single-level home represents a unique opportunity, offering significant rewards and returns over the

Sold by Private Sale \$1,610,000
Date Sold 21/02/2018
Land 836 SqM



15 Kay St MOUNT WAVERLEY

4 3 4

The allure of land, especially when it's as desirably situated as this exceptional allotment (878 sqm approx), is matched by the

Sold by Auction \$1,510,000
Date Sold 17/02/2018
Land 878 SqM