McGrath





Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** Year ending March 2017: \$1,300,000

Comparable Properties



1 Melba Ct BURWOOD EAST 3151 (REI)



Price: \$1,113,000 Method: Auction Sale Date: 29/04/2017 Rooms: 6

Property Type: House (Res) Land Size: 560 sqm approx

Agent Comments



2/61 Barlyn Rd MOUNT WAVERLEY 3149 (REI) Agent Comments





Price: \$1,050,000 Method: Private Sale Date: 17/04/2017

Rooms: 4

Property Type: House (Res) Land Size: 270 sqm approx



198 Huntingdale Rd MOUNT WAVERLEY 3149

(REI)

--3



Price: \$1,000,000 Method: Private Sale Date: 15/06/2017

Rooms: -

Property Type: House Land Size: 748 sqm approx

Account - McGrath | P: 03 9877 1277 | F: 03 9878 1613





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.

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Agent Comments

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	50 Finch Street, Burwood Vic 3125
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000

Median sale price

Median price	\$1,300,000	H	ouse X	Su	ıburb	Burwood
Period - From	01/04/2016	to	31/03/2017	Source	REIV	1

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 Melba Ct BURWOOD EAST 3151	\$1,113,000	29/04/2017
2/61 Barlyn Rd MOUNT WAVERLEY 3149	\$1,050,000	17/04/2017
198 Huntingdale Rd MOUNT WAVERLEY 3149	\$1,000,000	15/06/2017







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