



**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 254 sqm approx

**Agent Comments**

Seperate title. No common land.

## Comparable Properties



**32 Loudon Rd BURWOOD 3125 (REI)**

**Agent Comments**



**Price:** \$1,371,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 323 sqm approx



**50 Morton Rd BURWOOD 3125 (REI)**

**Agent Comments**



**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 03/05/2018

**Rooms:** -

**Property Type:** House (Res)

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.

## 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

9 Kemp Street, Burwood Vic 3125

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,395,000

#### Median sale price

Median price \$1,400,000

House

X

Unit

Suburb Burwood

Period - From 01/01/2018

to 31/03/2018

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		
2		
3		

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.