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	2/2 Worrall Street, Burwood Vic 3125

Indicative selling price

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

Range between	$1,100,000	&	$1,210,000

Median sale price

Median price	$866,000	House		Unit	X		Suburb	Burwood

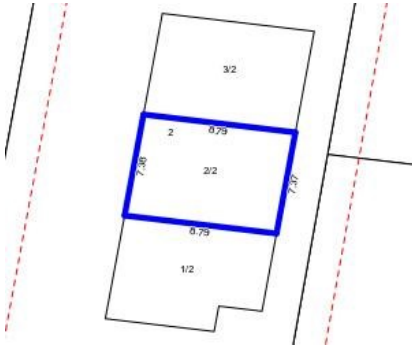| Period - From	01/01/2017	to	31/12/2017	Source	REIV

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	2/34 Hilton St MOUNT WAVERLEY 3149	$1,200,000	08/03/2018
2	3/8 Newbigin St BURWOOD 3125	$1,115,000	18/11/2017
3	2/11 Greenwood St BURWOOD 3125	$1,113,000	06/12/2017

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.~~

McGrath

🛏 **3**   🛁 **2**   🚗 **2**

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
$1,100,000 - $1,210,000
Median Unit Price
Year ending December 2017: $866,000

Comparable Properties

2/34 Hilton St MOUNT WAVERLEY 3149 (REI)

🛏 **-**   🛁 **-**   🚗 **-**

Price: $1,200,000
Method: Private Sale
Date: 08/03/2018
Rooms: -
Property Type: Apartment

Agent Comments

3/8 Newbigin St BURWOOD 3125 (REI)

🛏 **3**   🛁 **2**   🚗 **2**

Price: $1,115,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: Villa

Agent Comments

2/11 Greenwood St BURWOOD 3125 (REI)

🛏 **4**   🛁 **3**   🚗 **2**

Price: $1,113,000
Method: Private Sale
Date: 06/12/2017
Rooms: -
Property Type: Townhouse (Res)

Agent Comments

REIV   propertydata.com.au