

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

2/433 Warrigal Road, Burwood, VIC 3125

### Indicative selling price

Single Price or Range between

**\$950,000 - \$1,045,000**

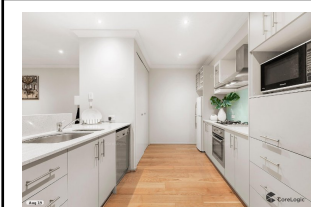
For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price <b>\$730,000</b>	Property Type <b>Unit</b>	Suburb <b>BURWOOD</b>
Period From <b>09/04/2019</b>	Period To <b>09/10/2019</b>	Source <b>Core Logic</b>

### 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



**6C BROCKHOFF DRIVE  
BURWOOD**

4 3 2

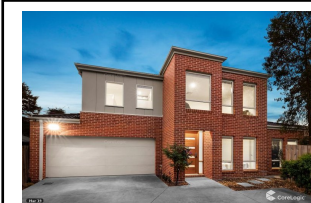
Price \$980,000  
Date of Sale 05/10/2019  
Land 271 sqm



**3/13 EDWARDS STREET  
BURWOOD**

4 3 2

Price \$985,000  
Date of Sale 09/07/2019  
Land 156 sqm



**55 PARER STREET  
BURWOOD**

4 3 2

Price \$1,050,800  
Date of Sale 29/04/2019  
Land 685 sqm