### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 20 Pearce Street, Burwood Vic 3125

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,191,000	Pro	operty Type	Hou	se		Suburb	Burwood
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	33 Cypress Av BURWOOD 3125	\$1,301,000	30/10/2019
2	49 Essex Rd MOUNT WAVERLEY 3149	\$1,290,000	16/11/2019
3	30 Fulton Cr BURWOOD 3125	\$1,226,100	24/10/2019

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.

This Statement of Information was prepared on:

18/11/2019 10:16



# **M**c**Grath**



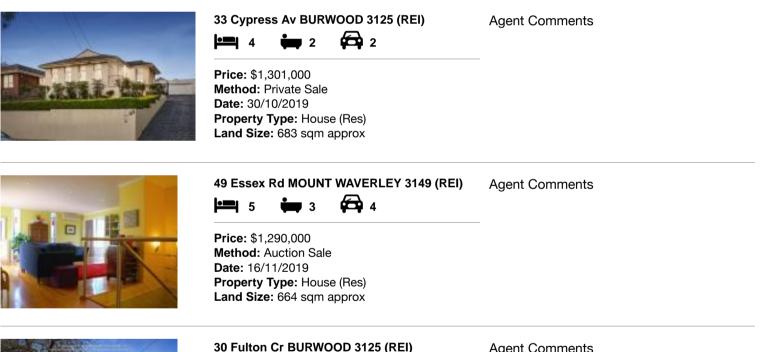


Property Type: House (Res) Land Size: 801 sqm approx Agent Comments

03 8547 0888 0421 040 919 nickli@mcgrath.com.au **Indicative Selling Price** 

\$1,200,000 - \$1,300,000 Median House Price September guarter 2019: \$1,191,000

## **Comparable Properties**



**60** 1



Price: \$1,226,100 Method: Sold Before Auction Date: 24/10/2019 Property Type: House (Res) Land Size: 618 sqm approx

**-** 3

Agent Comments

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800



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.