McGrath

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

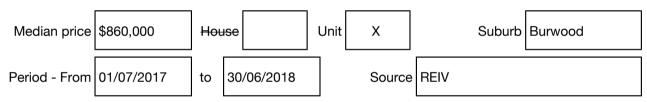
ss 3/8 Havelock Street, Burwood Vic 3125 nd de

Indicative selling price

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

Range between	\$950,000	&	\$990,000	

Median sale price



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	1/17 Webb St BURWOOD 3125	\$992,000	05/05/2018
2	3/5 Webb St BURWOOD 3125	\$982,500	03/03/2018
3	2b Milton Cr BOX HILL SOUTH 3128	\$955,000	16/03/2018

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.

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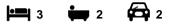
propertydata

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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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Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$950,000 - \$990,000 Median Unit Price Year ending June 2018: \$860,000

Comparable Properties

URA ULI DIS Durton	1/17 Webb St BURWOOD 3125 (REI) 3 2 2 2 Price: \$992,000 Method: Auction Sale Date: 05/05/2018 Rooms: - Property Type: Unit Land Size: 368 sqm approx	Agent Comments
	3/5 Webb St BURWOOD 3125 (REI/VG) 3 2 2 2 Price: \$982,500 Method: Private Sale Date: 03/03/2018 Rooms: - Property Type: Townhouse (Res)	Agent Comments
	2b Milton Cr BOX HILL SOUTH 3128 (REI/VG) 3 2 2 1 Price: \$955,000 Method: Private Sale	Agent Comments

Method: Private Sale Date: 16/03/2018 Rooms: 7 Property Type: Unit Land Size: 335 sqm approx

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