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	7 Winton Street, Burwood Vic 3125

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $1,380,000 Property Type House Suburb Burwood

Period - From 01/04/2022 to 31/03/2023 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	36 Crow St BURWOOD EAST 3151	$1,200,000	31/05/2023
2	10 Station St BURWOOD 3125	$1,000,000	27/05/2023
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.

This Statement of Information was prepared on: 08/07/2023 15:19

7 Winton Street, Burwood Vic 3125



3 1 2

Property Type: House
Land Size: 592 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000
Median House Price
Year ending March 2023: $1,380,000

Comparable Properties



36 Crow St BURWOOD EAST 3151 (REI)

4 1 2

Price: $1,200,000
Method: Sold Before Auction
Date: 31/05/2023
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments



10 Station St BURWOOD 3125 (REI)

3 1 2

Price: $1,000,000
Method: Private Sale
Date: 27/05/2023
Property Type: House
Land Size: 598 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: (03) 9908 5700

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