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<br>Including suburb and postcode | 237 Warrigal Road, Burwood Vic 3125 |

## Indicative selling price

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

Single price $1,350,000

## Median sale price

Median price $1,514,000 Property Type House Suburb Burwood

Period - From 01/07/2023 to 30/09/2023 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 | 52 Glengarry Av BURWOOD 3125 | $1,420,000 | 15/06/2023 |
| 2 | 15 Highbury Rd BURWOOD 3125 | $1,403,001 | 03/06/2023 |
| 3 | 1 Judith St BURWOOD 3125 | $1,295,000 | 23/06/2023 |

**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: 28/10/2023 18:08

# 237 Warrigal Road, Burwood Vic 3125

Yili Ma
03 98181888
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yili.ma@belleproperty.com



4 1 3

**Property Type:** House (Res)
**Land Size:** 650 sqm approx

Agent Comments

**Indicative Selling Price**
$1,350,000
**Median House Price**
September quarter 2023: $1,514,000

## Comparable Properties



**52 Glengarry Av BURWOOD 3125 (REI/VG)**

10 4 4

**Price:** $1,420,000
**Method:** Private Sale
**Date:** 15/06/2023
**Property Type:** House
**Land Size:** 582 sqm approx

Agent Comments



**15 Highbury Rd BURWOOD 3125 (REI/VG)**

3 1 2

**Price:** $1,403,001
**Method:** Auction Sale
**Date:** 03/06/2023
**Property Type:** House (Res)
**Land Size:** 750 sqm approx

Agent Comments



**1 Judith St BURWOOD 3125 (REI/VG)**

3 2 1

**Price:** $1,295,000
**Method:** Private Sale
**Date:** 23/06/2023
**Property Type:** House
**Land Size:** 654 sqm approx

Agent Comments



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