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	1B Hughes Street, Burwood, VIC 3125

Indicative selling price

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

Single price	$1,100,000	or range between		&

Median sale price

Median price	$ 800,000	Property type	Unit	Suburb	BURWOOD
Period - From	01/03/2021	to	12/06/2021	Source	CoreLogic

Comparable property sales

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 1/38 Mccomas Grove Burwood	$1,180,000	17/05/2021
2 38 Winton Street Burwood	$1,200,000	15/05/2021
3 2/110 Parer Street Burwood	$1,280,000	15/05/2021

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: 12/06/2021