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	10/38 Livingstone Close, Burwood Vic 3125

Indicative selling price

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

Range between $670,000 & $730,000

Median sale price

Median price $764,500 Property Type Unit Suburb Burwood

Period - From 01/07/2024 to 30/09/2024 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	29/31 Mcintyre St BURWOOD 3125	$710,000	06/11/2024
2	2/14-16 Somers St BURWOOD 3125	$777,000	12/10/2024
3	1/15 Ian Gr BURWOOD 3125	$720,000	25/09/2024

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: 06/12/2024 15:24

10/38 Livingstone Close, Burwood Vic 3125

FLETCHERS



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$670,000 - $730,000
Median Unit Price
September quarter 2024: $764,500

Comparable Properties



29/31 Mcintyre St BURWOOD 3125 (REI/VG)

2 1 1

Price: $710,000
Method: Private Sale
Date: 06/11/2024
Property Type: Unit

Agent Comments



2/14-16 Somers St BURWOOD 3125 (REI)

2 1 1

Price: $777,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit

Agent Comments



1/15 Ian Gr BURWOOD 3125 (REI/VG)

2 1 1

Price: $720,000
Method: Private Sale
Date: 25/09/2024
Property Type: Unit
Land Size: 247 sqm approx

Agent Comments

Account - Fletchers | P: 03 88338888

REIV THE DIFFERENCE | propertydata.com.au

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