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	3 Hansen Close, Burwood Vic 3125

Indicative selling price

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

Single price $1,725,000

Median sale price

Median price $1,390,000 Property Type House Suburb Burwood

Period - From 01/01/2024 to 31/12/2024 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	8 Christina St BURWOOD 3125	$1,700,000	14/12/2024
2	24 Sycamore St BOX HILL SOUTH 3128	$1,835,000	07/12/2024
3	19 Northcote Cirt BURWOOD EAST 3151	$1,550,000	05/10/2024

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: 25/02/2025 09:47

3 Hansen Close, Burwood Vic 3125



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,725,000
Median House Price
Year ending December 2024: $1,390,000

Comparable Properties



8 Christina St BURWOOD 3125 (REI)

4 4 2

Price: $1,700,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 340 sqm approx

Agent Comments



24 Sycamore St BOX HILL SOUTH 3128 (REI)

4 3 2

Price: $1,835,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 370 sqm approx

Agent Comments



19 Northcote Cirt BURWOOD EAST 3151 (REI)

4 2 2

Price: $1,550,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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