

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

1/64 Peacock Street Burwood VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$901,000

Property type

Unit

Suburb

Burwood

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

3/28 McComas Grove Burwood VIC 3125	\$750,000	22-Jun-21
33/100 Station Street Burwood VIC 3125	\$600,000	29-Apr-21
61/100 Station Street Burwood VIC 3125	\$695,000	05-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 22 October 2021



3/28 McComas Grove Burwood VIC 3125 Sold Price **\$750,000** Sold Date **22-Jun-21**

 2  1  2

Distance **0.44km**



33/100 Station Street Burwood VIC 3125 Sold Price **\$600,000** Sold Date **29-Apr-21**

 2  1  -

Distance **1.04km**



61/100 Station Street Burwood VIC 3125 Sold Price **\$695,000** Sold Date **05-Oct-21**

 2  1  1

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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