

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

2/30 WINTON 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Burwood

Period-from

05 Sep 2024

to

05 Mar 2025

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

2 COLLEGE WAY BURWOOD VIC 3125	\$814,000	14-Sep-24
21 GRACEHILL AVENUE BURWOOD VIC 3125	\$875,000	26-Oct-24
3/16 RAYMOND STREET ASHWOOD VIC 3147	\$760,000	21-Nov-24

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: 05 March 2025