

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

18 SPENCE 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

\$1,790,000

&

\$1,890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,497,500

Property type

House

Suburb

Burwood

Period-from

01 Apr 2023

to

31 Mar 2024

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

28 BEDDOWS STREET BURWOOD VIC 3125	\$1,822,000	02-Dec-23
6 BAUER COURT BURWOOD VIC 3125	\$1,810,000	26-Feb-24
11 UGANDA STREET BURWOOD VIC 3125	\$1,950,000	02-Mar-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: 23 April 2024

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28 BEDDOWS STREET BURWOOD VIC 3125

4 3 2

Sold Price

\$1,822,000

Sold Date

02-Dec-23

Distance

0.71km



6 BAUER COURT BURWOOD VIC 3125

4 3 2

Sold Price

^{RS} **\$1,810,000**

Sold Date

26-Feb-24

Distance

0.79km



11 UGANDA STREET BURWOOD VIC 3125

4 2 2

Sold Price

^{RS} **\$1,950,000**

Sold Date

02-Mar-24

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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