

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

41 BROCKHOFF DRIVE 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

\$1,650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,477,500

Property type

House

Suburb

Burwood

Period-from

01 Sep 2023

to

31 Aug 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

Address of comparable property	Price	Date of sale
3/16 MCCUBBIN STREET BURWOOD VIC 3125	\$1,510,000	11-May-24
50 CUMMING STREET BURWOOD VIC 3125	\$1,460,000	13-Apr-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.

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**3/16 MCCUBBIN STREET
BURWOOD VIC 3125**

4 3 2

Sold Price **\$1,510,000** Sold Date **11-May-24**

Distance **1.91km**



**50 CUMMING STREET BURWOOD
VIC 3125**

4 2 2

Sold Price **\$1,460,000** Sold Date **13-Apr-24**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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