

# 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

1/7 Edwards Street, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$765,000

### Median sale price

Median price

\$856,000

Property Type

Unit

Suburb

Burwood

Period - From

01/04/2023

to

31/03/2024

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	1/5 Edwards St BURWOOD 3125	\$915,000	04/12/2023
2	4/112-114 Huntingdale Rd MOUNT WAVERLEY 3149	\$795,000	29/04/2024
3	3/21 Beech St SURREY HILLS 3127	\$765,000	06/04/2024

**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:

11/05/2024 17:29

1/7 Edwards Street, Burwood Vic 3125

JA CAIN

Christopher Cain

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**Indicative Selling Price**

\$765,000

**Median Unit Price**

Year ending March 2024: \$856,000



🛏️ 2 🚗 1 🚗 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



1/5 Edwards St BURWOOD 3125 (REI/VG)

Agent Comments

🛏️ 2 🚗 1 🚗 1

**Price:** \$915,000

**Method:** Sold Before Auction

**Date:** 04/12/2023

**Property Type:** Unit



4/112-114 Huntingdale Rd MOUNT WAVERLEY 3149 (REI) Agent Comments

🛏️ 2 🚗 1 🚗 1

**Price:** \$795,000

**Method:** Private Sale

**Date:** 29/04/2024

**Property Type:** Unit



3/21 Beech St SURREY HILLS 3127 (REI)

Agent Comments

🛏️ 2 🚗 1 🚗 1

**Price:** \$765,000

**Method:** Private Sale

**Date:** 06/04/2024

**Property Type:** Unit

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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