

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

1/2-4 Haig Street, Burwood Vic 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$760,000

Median sale price

Median price

\$950,000

Property Type

Unit

Suburb

Burwood

Period - From

01/04/2024

to

30/06/2024

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	2/28 Shaw St ASHWOOD 3147	\$775,000	08/06/2024
2	3/7 May Park Av ASHWOOD 3147	\$780,500	01/06/2024
3	1/7 Edwards St BURWOOD 3125	\$731,000	15/05/2024

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:

07/08/2024 12:41

1/2-4 Haig Street, Burwood Vic 3125

JA CAIN

Christopher Cain

9805 2900

0419 140 765

chris@jacain.com.au

Indicative Selling Price

\$760,000

Median Unit Price

June quarter 2024: \$950,000



2 1 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/28 Shaw St ASHWOOD 3147 (REI/VG)

Agent Comments

2 1 1

Price: \$775,000

Method: Auction Sale

Date: 08/06/2024

Property Type: Unit



3/7 May Park Av ASHWOOD 3147 (REI)

Agent Comments

2 1 3

Price: \$780,500

Method: Auction Sale

Date: 01/06/2024

Property Type: Townhouse (Res)

Land Size: 300 sqm approx



1/7 Edwards St BURWOOD 3125 (REI/VG)

Agent Comments

2 1 1

Price: \$731,000

Method: Auction Sale

Date: 15/05/2024

Property Type: Unit

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



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