

#### Property offered for sale

Address: 33 McComas Grove Burwood

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Single price: \$1,850,000

#### Median sale price

Median price: \$1,385,000 House Suburb: Burwood  
Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

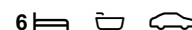
#### Comparable property sales

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.



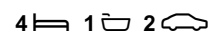
#### 44 Douglas St ASHWOOD

**Sold by Private Sale** \$1,750,000  
**Date Sold** Jun 2017  
**Land** 766 SqM



#### 75 Morton Rd BURWOOD

**Sold by Private Sale** \$1,868,000  
**Date Sold** Jun 2017



#### 11 Newbiggin St BURWOOD

Brilliant for today and bound for tomorrow, this 4 bedroom, 1 bathroom home on huge land dimensions of 1,049m2 (approx),

**Sold by Private Sale** \$2,000,000  
**Date Sold** Mar 2017  
**Land** 1,049 SqM

