

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

64 DAVIS STREET BURWOOD EAST VIC 3151

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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

House

Suburb

Burwood East

Period-from

01 Nov 2023

to

31 Oct 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

25 DAVIS STREET BURWOOD EAST VIC 3151	\$1,152,000	18-May-24
2 DAVIS STREET BURWOOD EAST VIC 3151	\$1,241,000	19-Oct-24
172 HOLLAND ROAD BURWOOD EAST VIC 3151	\$1,265,000	16-Nov-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: 18 November 2024



25 DAVIS STREET BURWOOD EAST VIC 3151

3 3 2

Sold Price

\$1,152,000

Sold Date

18-May-24

Distance

0.31km



2 DAVIS STREET BURWOOD EAST VIC 3151

3 2 1

Sold Price

^{RS} **\$1,241,000**

Sold Date

19-Oct-24

Distance

0.5km



172 HOLLAND ROAD BURWOOD EAST VIC 3151

5 2 1

Sold Price

^{RS} **\$1,265,000** ^{UN}

Sold Date

16-Nov-24

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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