

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

18 Sandowen Avenue, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,251,434

Property Type House

Suburb Burwood East

Period - From 03/08/2022

to

02/08/2023

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	12 Redhill Av BURWOOD EAST 3151	\$1,182,000	27/05/2023
2	26 Tainton Rd BURWOOD EAST 3151	\$1,120,000	06/05/2023
3	20 Davis St BURWOOD EAST 3151	\$1,092,000	15/04/2023

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:

03/08/2023 08:51



Property Type:

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,180,000

Median House Price

03/08/2022 - 02/08/2023: \$1,251,434

Comparable Properties



12 Redhill Av BURWOOD EAST 3151 (REI/VG) **Agent Comments**



Price: \$1,182,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 587 sqm approx



26 Tainton Rd BURWOOD EAST 3151 (REI/VG) **Agent Comments**



Price: \$1,120,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House

Land Size: 596 sqm approx

20 Davis St BURWOOD EAST 3151 (REI/VG) **Agent Comments**



Price: \$1,092,000

Method: Auction Sale

Date: 15/04/2023

Property Type: House (Res)

Land Size: 649 sqm approx

Account - Barry Plant | P: 03 9803 0400