Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	9 Keats Street, Burwood East Vic 3151
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$1,197,500	Property Type Hou	se	Suburb Burwood East
Period - From 01/07/2020	to 30/06/2021	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

1	23 Dorothy St BURWOOD EAST 3151	\$1,430,000	24/07/2021
2	49 Hilltop Cr BURWOOD EAST 3151	\$1,425,000	15/07/2021
3	8 Ray Rd BURWOOD EAST 3151	\$1,323,000	15/05/2021

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:	27/07/2021 10:06



Date of sale

McGrath

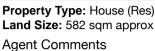
Wilson Shi 03 9889 8800 0420 481 226 Wilsonshi@Mcgrath.com.au

Indicative Selling Price \$1,350,000 **Median House Price**

Year ending June 2021: \$1,197,500









Comparable Properties



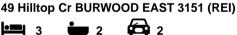




Price: \$1,430,000 Method: Auction Sale Date: 24/07/2021

Property Type: House (Res) Land Size: 696 sqm approx





Price: \$1,425,000

Method: Sold Before Auction

Date: 15/07/2021

Property Type: House (Res) Land Size: 599 sqm approx

8 Ray Rd BURWOOD EAST 3151 (REI)





Price: \$1,323,000 Method: Auction Sale Date: 15/05/2021

Property Type: House (Res) Land Size: 542 sqm approx Agent Comments

Agent Comments

Agent Comments







Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802