

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

9 Keats Street, Burwood East Vic 3151

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

House

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	Price	Date of sale
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



Property Type: House (Res)

Land Size: 582 sqm approx

Agent Comments

Comparable Properties



23 Dorothy St BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,430,000

Method: Auction Sale

Date: 24/07/2021

Property Type: House (Res)

Land Size: 696 sqm approx



49 Hilltop Cr BURWOOD EAST 3151 (REI)

Agent Comments



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)

Agent Comments



Price: \$1,323,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 542 sqm approx