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

22 Rochdale Drive, Burwood East Vic 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$970,000		&		\$1,050,000					
Median sale pr	rice									
Median price	\$1,293,000	Pro	perty Type	Hou	se		Suburb	Burwood East		
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2 Pear Ct BURWOOD EAST 3151	\$1,070,000	05/03/2022
2	5 Emily Ct BURWOOD EAST 3151	\$1,056,668	10/05/2022
3	6 Bettina St BURWOOD EAST 3151	\$1,011,000	05/03/2022

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:

16/06/2022 11:32









Property Type: House Agent Comments

Indicative Selling Price \$970,000 - \$1,050,000 Median House Price March quarter 2022: \$1,293,000

Comparable Properties



2 Pear Ct BURWOOD EAST 3151 (REI/VG)

5 Emily Ct BURWOOD EAST 3151 (REI)

2

6 2



Price: \$1,070,000 Method: Auction Sale Date: 05/03/2022 Property Type: House (Res) Land Size: 586 sqm approx

Agent Comments

Agent Comments



Price: \$1,056,668 Method: Sold Before Auction Date: 10/05/2022 Property Type: House (Res) Land Size: 542 sqm approx

1 3

6 Bettina St BURWOOD EAST 3151 (REI)



Agent Comments

Price: \$1,011,000 Method: Auction Sale Date: 05/03/2022 Property Type: House (Res) Land Size: 530 sqm approx

Account - Little Real Estate | P: 07 3037 0255



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.