

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$970,000 & \$1,050,000

### Median sale price

Median price \$1,293,000 Property Type House Suburb Burwood East

Period - From 01/01/2022 to 31/03/2022 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	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



3 1 1

**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)**

Agent Comments

3 1 2

**Price:** \$1,070,000

**Method:** Auction Sale

**Date:** 05/03/2022

**Property Type:** House (Res)

**Land Size:** 586 sqm approx



**5 Emily Ct BURWOOD EAST 3151 (REI)**

Agent Comments

3 2 2

**Price:** \$1,056,668

**Method:** Sold Before Auction

**Date:** 10/05/2022

**Property Type:** House (Res)

**Land Size:** 542 sqm approx



**6 Bettina St BURWOOD EAST 3151 (REI)**

Agent Comments

3 1 2

**Price:** \$1,011,000

**Method:** Auction Sale

**Date:** 05/03/2022

**Property Type:** House (Res)

**Land Size:** 530 sqm approx