## 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

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