

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

1/1-3 Hilltop Crescent Burwood East VIC 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Burwood East

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

2/9 Fulton Crescent Burwood VIC 3125	\$1,022,000	10-Aug-19
1/23 Farleigh Avenue Burwood VIC 3125	\$1,168,250	20-Jul-19
2/228 Highbury Road Mount Waverley VIC 3149	\$1,040,000	21-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 23 October 2019



2/9 Fulton Crescent Burwood VIC 3125

Sold Price

\$1,022,000

Sold Date

10-Aug-19

3

2

2

Distance

0.9km

1/23 Farleigh Avenue Burwood VIC 3125

Sold Price

\$1,168,250

Sold Date

20-Jul-19

3

2

2

Distance

1.33km

2/228 Highbury Road Mount Waverley VIC 3149

Sold Price

\$1,040,000

Sold Date

21-Aug-19

3

3

2

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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