

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

33 Leonard Street Burwood VIC 3125

Indicative selling price

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

Single Price

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,148,000

Property type

House

Suburb

Burwood

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

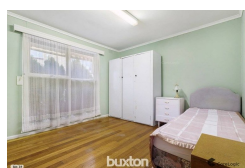
Date of sale

15 Pheasant Street Burwood VIC 3125	\$1,191,000	27-Jul-19
52 Hilltop Crescent Burwood East VIC 3151	\$1,121,000	17-Aug-19
5 Eley Road Blackburn South VIC 3130	\$1,120,000	06-Sep-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: 10 October 2019



15 Pheasant Street Burwood VIC 3125

3 1 1

Sold Price

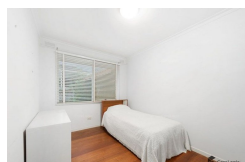
^{RS} **\$1,191,000**

Sold Date

27-Jul-19

Distance

0.3km



52 Hilltop Crescent Burwood East VIC 3151

3 1 2

Sold Price

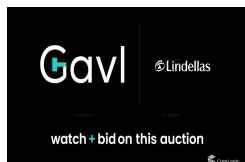
^{RS} **\$1,121,000**

Sold Date

17-Aug-19

Distance

0.9km



5 Eley Road Blackburn South VIC 3130

2 1 2

Sold Price

^{RS} **\$1,120,000**

Sold Date

06-Sep-19

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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