

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

3 Lincoln Street, Burwood East Vic 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,980,000

&

\$2,080,000

Median sale price

Median price \$1,252,000

Property Type House

Suburb Burwood East

Period - From 01/01/2021

to 31/12/2021

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	7 Hunter St GLEN WAVERLEY 3150	\$2,050,000	15/10/2021
2	21 Travers Cr BURWOOD EAST 3151	\$2,050,000	12/12/2021
3	3 Lancelot Cr GLEN WAVERLEY 3150	\$2,000,000	19/12/2021

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:

15/02/2022 10:47



Property Type: House (Previously Occupied - Detached)
Land Size: 633 sqm approx
Agent Comments

Indicative Selling Price
\$1,980,000 - \$2,080,000
Median House Price
Year ending December 2021: \$1,252,000

Comparable Properties



7 Hunter St GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$2,050,000
Method: Sale
Date: 15/10/2021
Property Type: House (Res)
Land Size: 725 sqm approx



21 Travers Cr BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$2,050,000
Method: Auction Sale
Date: 12/12/2021
Property Type: House (Res)
Land Size: 531 sqm approx



3 Lancelot Cr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$2,000,000
Method: Private Sale
Date: 19/12/2021
Property Type: House