

## 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

1A Smith Street 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,078,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,101,001

Property type

Other

Suburb

Burwood East

Period-from

01 Jul 2020

to

30 Jun 2021

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

|                                                |             |           |
|------------------------------------------------|-------------|-----------|
| 1 Yarra Bing Crescent Burwood VIC 3125         | \$1,068,000 | 03-Jan-21 |
| 2/9 Havelock Street Burwood VIC 3125           | \$1,075,000 | 29-Jan-21 |
| 3/406 High Street Road Mount Waverley VIC 3149 | \$1,050,000 | 10-Mar-21 |

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: 30 July 2021



**1 Yarra Bing Crescent Burwood VIC 3125**

Sold Price

**\$1,068,000**

Sold Date

**03-Jan-21**

4

2

2

Distance

**1.1km**



**2/9 Havelock Street Burwood VIC 3125**

Sold Price

**\$1,075,000**

Sold Date

**29-Jan-21**

3

2

2

Distance

**1.45km**



**3/406 High Street Road Mount Waverley VIC 3149**

Sold Price

**\$1,050,000**

Sold Date

**10-Mar-21**

3

2

2

Distance

**1.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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