

## 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

18 Bellevue Avenue 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,177,500

Property type

House

Suburb

Burwood East

Period-from

01 Oct 2020

to

30 Sep 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

5 Barry Road Burwood East VIC 3151	\$1,255,000	27-Mar-21
13 Banbury Street Burwood East VIC 3151	\$1,301,500	01-Jun-21
12 Cloverdale Close Burwood East VIC 3151	\$1,250,500	31-Jul-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: 08 October 2021



**5 Barry Road Burwood East VIC 3151**

3 1 2

Sold Price

**\$1,255,000**

Sold Date

**27-Mar-21**

Distance

**0.22km**



**13 Banbury Street Burwood East VIC 3151**

3 1 2

Sold Price

**\$1,301,500**

Sold Date

**01-Jun-21**

Distance

**0.43km**



**12 Cloverdale Close Burwood East VIC 3151**

3 1 2

Sold Price

<sup>RS</sup> **\$1,250,500**

Sold Date

**31-Jul-21**

Distance

**0.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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