

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

10/35-37 RUBY STREET 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

or range
between

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,008

Property type

Unit

Suburb

Burwood East

Period-from

01 Apr 2021

to

31 Mar 2022

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

58A FAULKNER STREET FOREST HILL VIC 3131	\$768,800	18-Dec-21
1/3 FINLAYSON STREET FOREST HILL VIC 3131	\$800,000	16-Oct-21
2/2 HAROS AVENUE NUNAWADING VIC 3131	\$765,000	17-Oct-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: 01 April 2022



58A FAULKNER STREET FOREST HILL VIC 3131

3 1 1

Sold Price

\$768,800

Sold Date

18-Dec-21

Distance

1.52km



1/3 FINLAYSON STREET FOREST HILL VIC 3131

3 1 -

Sold Price

\$800,000

Sold Date

16-Oct-21

Distance

1.98km



2/2 HAROS AVENUE NUNAWADING VIC 3131

3 2 1

Sold Price

\$765,000

Sold Date

17-Oct-21

Distance

3.17km

RS = Recent sale

UN = Undisclosed Sale

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