

# 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

30 Barry Road, 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)

Range between \$950,000 & \$1,000,000

### Median sale price

Median price \$1,112,000

Property Type House

Suburb Burwood East

Period - From 01/10/2019

to 31/12/2019

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	5 Duband St BURWOOD EAST 3151	\$1,016,000	14/12/2019
2	16 Robinlee Av BURWOOD EAST 3151	\$988,000	07/12/2019
3	2 Loram Ct BLACKBURN SOUTH 3130	\$980,000	16/11/2019

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:

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30 Barry Road, Burwood East Vic 3151



Christine Bafas

9908 5708

0427 835 610

christinebafas@jellisrcraig.com.au

**Indicative Selling Price**

\$950,000 - \$1,000,000

**Median House Price**

December quarter 2019: \$1,112,000



3 1 6

**Rooms:** 6

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 667 sqm approx

Agent Comments

## Comparable Properties



**5 Duband St BURWOOD EAST 3151 (REI)**

Agent Comments

3 1 1

**Price:** \$1,016,000

**Method:** Auction Sale

**Date:** 14/12/2019

**Property Type:** House (Res)

**Land Size:** 581 sqm approx



**16 Robinlee Av BURWOOD EAST 3151 (REI)**

Agent Comments

3 1 1

**Price:** \$988,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 582 sqm approx



**2 Loram Ct BLACKBURN SOUTH 3130 (REI)**

Agent Comments

3 1 1

**Price:** \$980,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** House (Res)

**Land Size:** 557 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.