

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

7 Apple Court, Burwood East Vic 3151

Indicative selling price

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

Single price

\$980,000

Median sale price

Median price

\$1,120,000

Property Type

House

Suburb

Burwood East

Period - From

01/01/2020

to

31/03/2020

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 | 12 Hale Ct BURWOOD EAST 3151 | \$1,037,000 | 18/04/2020 |
| 2 | 30 Sylvia St BLACKBURN SOUTH 3130 | \$1,015,000 | 21/03/2020 |
| 3 | 16 Robinlee Av BURWOOD EAST 3151 | \$988,000 | 07/12/2019 |

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:

24/04/2020 11:24

7 Apple Court, Burwood East Vic 3151

**Jellis
Craig**

Daniel Bullen

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0412 809 725

danielbullen@jellisrcraig.com.au

Indicative Selling Price

\$980,000

Median House Price

March quarter 2020: \$1,120,000



3 2 2

Property Type: House

Land Size: 588 sqm approx

Agent Comments

Comparable Properties



12 Hale Ct BURWOOD EAST 3151 (REI)

Agent Comments

3 2 1

Price: \$1,037,000

Method: Auction Sale

Date: 18/04/2020

Rooms: 4

Property Type: House (Res)

Land Size: 611 sqm approx



30 Sylvia St BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 2 2

Price: \$1,015,000

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)

Land Size: 541 sqm approx



16 Robinlee Av BURWOOD EAST 3151 (REI/VG)

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

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.