

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

58 Bonview Crescent, Burwood East Vic 3151

Indicative selling price

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

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$1,223,000 Property Type House Suburb Burwood East

Period - From 01/10/2020 to 30/09/2021 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	236 Blackburn Rd BLACKBURN SOUTH 3130	\$1,055,000	27/06/2021
2	244 Middleborough Rd BLACKBURN SOUTH 3130	\$1,050,000	04/05/2021
3	212 Holland Rd BURWOOD EAST 3151	\$1,030,000	27/05/2021

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: 29/10/2021 19:56



3 1 2

Property Type: House

Land Size: 536 sqm approx

Agent Comments

Comparable Properties



236 Blackburn Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$1,055,000

Method: Auction Sale

Date: 27/06/2021

Property Type: House (Res)

Land Size: 534 sqm approx



244 Middleborough Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 2

Price: \$1,050,000

Method: Sold Before Auction

Date: 04/05/2021

Property Type: House (Res)

Land Size: 611 sqm approx



212 Holland Rd BURWOOD EAST 3151 (REI/VG)

Agent Comments

3 1 2

Price: \$1,030,000

Method: Sold Before Auction

Date: 27/05/2021

Property Type: House (Res)

Land Size: 578 sqm approx