

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

42 DOROTHY 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,231,000

Property type

House

Suburb

Burwood East

Period-from

01 Aug 2022

to

31 Jul 2023

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

30 DOROTHY STREET BURWOOD EAST VIC 3151	\$1,000,000	31-May-23
7 TRAVERS CRESCENT BURWOOD EAST VIC 3151	\$1,100,000	18-Feb-23
52 DOROTHY STREET BURWOOD EAST VIC 3151	\$1,205,000	26-Apr-23

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 August 2023



30 DOROTHY STREET BURWOOD EAST VIC 3151

Sold Price

\$1,000,000

Sold Date

31-May-23



3



1



1

Distance

0.15km



7 TRAVERS CRESCENT BURWOOD EAST VIC 3151

Sold Price

\$1,100,000

Sold Date

18-Feb-23



3



1



2

Distance

0.62km



52 DOROTHY STREET BURWOOD EAST VIC 3151

Sold Price

\$1,205,000

Sold Date

26-Apr-23



3



1



2

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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