

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

55 Sevenoaks Road, Burwood East Vic 3151

Indicative selling price

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

Single price

\$985,000

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	21 Lindisfarne Dr BURWOOD EAST 3151	\$1,012,000	15/04/2020
2	19 Cohuna Ct BURWOOD EAST 3151	\$1,000,000	16/05/2020
3	7 Apple Ct BURWOOD EAST 3151	\$967,000	08/05/2020

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:

11/06/2020 19:07

55 Sevenoaks Road, Burwood East Vic 3151



Christine Bafas

9908 5708

0427 835 610

christinebafas@jellisrcraig.com.au

Indicative Selling Price

\$985,000

Median House Price

March quarter 2020: \$1,120,000



3 2 3

Property Type: House

Land Size: 586 sqm approx

Agent Comments

Comparable Properties

21 Lindisfarne Dr BURWOOD EAST 3151 (REI) Agent Comments

3 2 1

Price: \$1,012,000

Method: Auction Sale

Date: 15/04/2020

Property Type: House (Res)



19 Cohuna Ct BURWOOD EAST 3151 (REI) Agent Comments

3 2 2

Price: \$1,000,000

Method: Auction Sale

Date: 16/05/2020

Property Type: House (Res)

Land Size: 581 sqm approx



7 Apple Ct BURWOOD EAST 3151 (REI) Agent Comments

3 2 2

Price: \$967,000

Method: Private Sale

Date: 08/05/2020

Property Type: House

Land Size: 588 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.