

## 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

13 Rothsay Avenue, Burwood Vic 3125

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$1,200,000

&

\$1,320,000

#### Median sale price

Median price \$1,432,500

House X

Suburb Burwood

Period - From 01/01/2017

to 31/03/2017

Source REIV

#### Comparable property sales

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
1 Webb St BURWOOD 3125	\$1,300,000	16/12/2016
12 Andrews St BURWOOD 3125	\$1,265,000	01/04/2017
19 Pearce St BURWOOD 3125	\$1,225,500	29/04/2017