

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 183 Burwood Highway, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,180,000 House X Unit Suburb Burwood East

Period - From 01/04/2017 to 30/06/2017 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	45 Lenna St BURWOOD EAST 3151	\$1,320,000	15/07/2017
2	36 Banbury St BURWOOD EAST 3151	\$1,225,000	28/08/2017
3	8 Statesman Av BURWOOD EAST 3151	\$1,200,000	05/08/2017

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.



Rooms:

Property Type: House (Res)

Land Size: 609 sqm approx

Agent Comments

Comparable Properties



45 Lenna St BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,320,000

Method: Auction Sale

Date: 15/07/2017

Rooms: -

Property Type: House (Res)



36 Banbury St BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,225,000

Method: Sold Before Auction

Date: 28/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 545 sqm approx



8 Statesman Av BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 05/08/2017

Rooms: -

Property Type: House (Res)