

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

3 WITCHWOOD CRESCENT 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

\$1,292,000

Property type

House

Suburb

Burwood East

Period-from

01 Jun 2021

to

31 May 2022

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

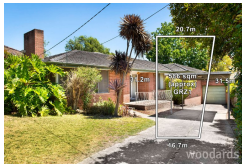
Date of sale

2 PEAR COURT BURWOOD EAST VIC 3151	\$1,070,000	05-Mar-22
14 TAINTON ROAD BURWOOD EAST VIC 3151	\$1,100,000	02-Apr-22
6 BETTINA STREET BURWOOD EAST VIC 3151	\$1,011,000	05-Mar-22

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: 12 June 2022



2 PEAR COURT BURWOOD EAST VIC 3151

3 1 2

Sold Price **\$1,070,000** Sold Date **05-Mar-22**

Distance **0.77km**



14 TANTON ROAD BURWOOD EAST VIC 3151

3 1 1

Sold Price ^{RS} **\$1,100,000** Sold Date **02-Apr-22**

Distance **0.9km**



6 BETTINA STREET BURWOOD EAST VIC 3151

3 1 2

Sold Price ^{RS} **\$1,011,000** ^{UN} Sold Date **05-Mar-22**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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