

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

15/1 ROYTON 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

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

Townhouse

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

2/1 ROYTON STREET BURWOOD EAST VIC 3151	\$905,000	08-May-23
2/5 MOONA STREET BURWOOD EAST VIC 3151	\$1,035,000	27-May-23
2/27 GREENWOOD STREET BURWOOD VIC 3125	\$927,500	01-Jul-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: 24 August 2023



2/1 ROYTON STREET BURWOOD EAST VIC 3151

3 2 2

Sold Price **\$905,000** Sold Date **08-May-23**

Distance **0.07km**



2/5 MOONA STREET BURWOOD EAST VIC 3151

3 2 2

Sold Price **\$1,035,000** Sold Date **27-May-23**

Distance **0.7km**

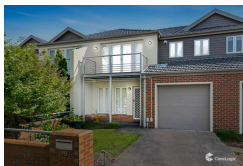


2/27 GREENWOOD STREET BURWOOD VIC 3125

3 2 1

Sold Price ^{RS} **\$927,500** Sold Date **01-Jul-23**

Distance **1.3km**



29 JADE CIRCUIT BURWOOD EAST VIC 3151

3 2 2

Sold Price **\$870,000** Sold Date **04-Mar-23**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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