

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

12 Feathertop Chase, Burwood East Vic 3151

Indicative selling price

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

Single price \$1,080,000

Median sale price

Median price \$1,060,000

House

X

Unit

Suburb

Burwood East

Period - From 01/01/2018

to

31/12/2018

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	34 Crow St BURWOOD EAST 3151	\$1,030,000	18/02/2019
2	22 Benwerrin Dr BURWOOD EAST 3151	\$980,000	23/03/2019
3	27 Feathertop Cha BURWOOD EAST 3151	\$960,800	11/02/2019

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.



 5
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  2

Rooms: 8
Property Type: House (Res)
Land Size: 420 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,080,000

Median House Price
 Year ending December 2018: \$1,060,000

Comparable Properties



34 Crow St BURWOOD EAST 3151 (REI)

 4
  1
  2

Price: \$1,030,000
Method: Private Sale
Date: 18/02/2019
Rooms: -
Property Type: House
Land Size: 581 sqm approx

Agent Comments

Home is smaller in accommodation with 1 less bedroom but within very close proximity. The original home is much older build and of weatherboard construction but the floorplan has been updated.



22 Benwerrin Dr BURWOOD EAST 3151 (REI)

 4
  2
  2

Price: \$980,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 607 sqm approx

Agent Comments

Home is within very close proximity. An original older home that has been renovated. The floorplan offers one less bedroom and includes a double carport opposed to the DLG.



27 Feathertop Cha BURWOOD EAST 3151 (REI)

 5
  4
  2

Price: \$960,800
Method: Private Sale
Date: 11/02/2019
Rooms: -
Property Type: Townhouse (Single)
Land Size: 300 sqm approx

Agent Comments

The design of the property is considered more of a townhouse opposed to a home because of the adjoining wall construction and significantly smaller allotment size.