

### 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	12 Feathertop Chase, Burwood East Vic 3151
Including suburb and	
postcode	

### Indicative selling price

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

## Median sale price

Median price	\$1,060,000	Hou	se X	Unit		Sub	urb 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.

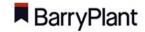
Ad	dress of comparable property	Price	Date of sale
1	34 Crow St BURWOOD EAST 3151	\$1,030,000	18/02/2019
2	22 Benwerrin Dr BURWOOD EAST 3151	\$980,000	23/03/2019
3	27 Feathertop Cha BURWOOD EAST 3151	\$960,800	11/02/2019

#### 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.















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)







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)







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)







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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.