

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 Apple Court 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

\$1,295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Burwood East

Period-from

01 Feb 2020

to

31 Jan 2021

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

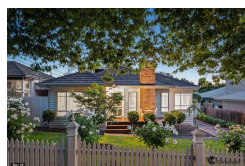
14 Sandgate Road Blackburn South VIC 3130	\$1,280,000	09-Jan-21
7 Dobell Street Blackburn South VIC 3130	\$1,320,000	12-Dec-20
4 Hearty Street Blackburn South VIC 3130	\$1,345,000	14-Oct-20

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.~~

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14 Sandgate Road Blackburn South VIC 3130 Sold Price **\$1,280,000** Sold Date **09-Jan-21**

4 2 2

Distance **1.14km**



7 Dobell Street Blackburn South VIC 3130 Sold Price ^{RS} **\$1,320,000** Sold Date **12-Dec-20**

5 2 2

Distance **0.88km**



4 Hearty Street Blackburn South VIC 3130 Sold Price **\$1,345,000** Sold Date **14-Oct-20**

4 2 5

Distance **1.03km**

RS = Recent sale **UN** = Undisclosed Sale

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