

## 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

7 CRICK WALK BURWOOD EAST VIC 3151

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

House

Suburb

Burwood East

Period-from

01 Dec 2023

to

30 Nov 2024

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

24 NORTHCOTE CIRCUIT BURWOOD EAST VIC 3151	\$1,309,000	10-Aug-24
32 NORTHCOTE CIRCUIT BURWOOD EAST VIC 3151	\$1,300,000	05-Sep-24

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: 11 December 2024



**24 NORTHCOTE CIRCUIT  
BURWOOD EAST VIC 3151**

 3  2  1

Sold Price **\$1,309,000** Sold Date **10-Aug-24**

Distance **0.19km**



**32 NORTHCOTE CIRCUIT  
BURWOOD EAST VIC 3151**

 3  2  2

Sold Price **\$1,300,000** Sold Date **05-Sep-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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