

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 MAIDSTONE AVENUE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,262

Property type

House

Suburb

Burwood East

Period-from

01 Feb 2024

to

31 Jan 2025

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

7 RANGE ROAD BURWOOD EAST VIC 3151	\$1,230,000	09-Nov-24
2 DUBAND STREET BURWOOD EAST VIC 3151	\$1,175,000	18-Jan-25
44 NEWHAVEN ROAD BURWOOD EAST VIC 3151	\$1,143,000	-

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: 17 February 2025



7 RANGE ROAD BURWOOD EAST VIC 3151

3 1 2

Sold Price

\$1,230,000

Sold Date **09-Nov-24**

Distance **0.77km**



2 DUBAND STREET BURWOOD EAST VIC 3151

3 1 1

Sold Price

^{RS} **\$1,175,000**

Sold Date **18-Jan-25**

Distance **0.88km**



44 NEWHAVEN ROAD BURWOOD EAST VIC 3151

- - -

Sold Price

\$1,143,000

Sold Date **-**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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