

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

59 Lorraine Drive, Burwood East Vic 3151

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,265,000

Property Type

House

Suburb

Burwood East

Period - From

01/01/2022

to

31/12/2022

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	13 Saxon St BURWOOD EAST 3151	\$1,183,000	28/01/2023
2	33 Davis St BURWOOD EAST 3151	\$1,180,000	10/01/2023
3	7 Travers Cr BURWOOD EAST 3151	\$1,100,000	20/02/2023

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.~~

This Statement of Information was prepared on:

29/03/2023 10:28

59 Lorraine Drive, Burwood East Vic 3151

McGrath

Allan Fang
0423522749
allanfang@mcgrath.com.au



 4  2  2

Property Type: House
Land Size: 589 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending December 2022: \$1,265,000

Comparable Properties



13 Saxon St BURWOOD EAST 3151 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,183,000
Method: Auction Sale
Date: 28/01/2023
Property Type: House (Res)
Land Size: 535 sqm approx



33 Davis St BURWOOD EAST 3151 (VG)

Agent Comments

 5  -  -

Price: \$1,180,000
Method: Sale
Date: 10/01/2023
Property Type: House (Res)
Land Size: 749 sqm approx



7 Travers Cr BURWOOD EAST 3151 (REI)

Agent Comments

 3  1  2

Price: \$1,100,000
Method: Sold Before Auction
Date: 20/02/2023
Property Type: House (Res)
Land Size: 588 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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