

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

1/24 Barry Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$733,000

House

Unit

X

Suburb

Burwood East

Period - From 01/01/2017

to

31/12/2017

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	1/23 Consort Av VERMONT SOUTH 3133	\$788,000	08/09/2017
2	2/7 Bellevue Av BURWOOD EAST 3151	\$746,000	01/08/2017
3	49a Sevenoaks Rd BURWOOD EAST 3151	\$718,000	11/11/2017

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.



 3  1  1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
Year ending December 2017: \$733,000

Comparable Properties



1/23 Consort Av VERMONT SOUTH 3133 (REI) **Agent Comments**

 3  1  1

Price: \$788,000
Method: Private Sale
Date: 08/09/2017
Rooms: 6
Property Type: Unit



2/7 Bellevue Av BURWOOD EAST 3151 (REI) **Agent Comments**

 2  1  2

Price: \$746,000
Method: Sold Before Auction
Date: 01/08/2017
Rooms: -
Property Type: Unit

49a Sevenoaks Rd BURWOOD EAST 3151 (REI) **Agent Comments**

 2  1  2

Price: \$718,000
Method: Auction Sale
Date: 11/11/2017
Rooms: -
Property Type: Unit
Land Size: 321 sqm approx