

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

57 Sevenoaks Road 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

\$1,025,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,052,000

Property type

House

Suburb

Burwood East

Period-from

01 Oct 2019

to

30 Sep 2020

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

55 Sevenoaks Road Burwood East VIC 3151	\$991,800	23-Jun-20
33 Barry Road Burwood East VIC 3151	\$1,070,000	09-Apr-20
21 Redhill Avenue Burwood East VIC 3151	\$1,055,000	28-Aug-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.~~

This Statement of Information was prepared on: 17 October 2020

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**55 Sevenoaks Road Burwood East
VIC 3151**

3 2 3

Sold Price

^{RS} **\$991,800** Sold Date **23-Jun-20**

Distance **0.02km**



**33 Barry Road Burwood East VIC
3151**

3 1 2

Sold Price

^{RS} **\$1,070,000** Sold Date **09-Apr-20**

Distance **0.36km**



**21 Redhill Avenue Burwood East
VIC 3151**

4 2 2

Sold Price

^{RS} **\$1,055,000** Sold Date **28-Aug-20**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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