

# 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 69 Old Burwood Road, 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)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,289,000 Property Type House Suburb Burwood East

Period - From 01/01/2024 to 31/12/2024 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 | 2 Keats St BURWOOD EAST 3151     | \$1,335,000 | 30/11/2024   |
| 2 | 48 Mccubbin St BURWOOD 3125      | \$1,371,000 | 21/11/2024   |
| 3 | 10 Highview Gr BURWOOD EAST 3151 | \$1,400,000 | 02/11/2024   |

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: 22/02/2025 17:42



4   
 2   
 2

**Property Type:** House  
**Land Size:** 678 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,250,000 - \$1,350,000  
**Median House Price**  
 Year ending December 2024: \$1,289,000

## Comparable Properties



**2 Keats St BURWOOD EAST 3151 (REI/VG)**

**Agent Comments**

4   
 2   
 1

**Price:** \$1,335,000  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** House (Res)  
**Land Size:** 531 sqm approx



**48 Mccubbin St BURWOOD 3125 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,371,000  
**Method:** Private Sale  
**Date:** 21/11/2024  
**Property Type:** House  
**Land Size:** 684 sqm approx



**10 Highview Gr BURWOOD EAST 3151 (REI/VG)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 02/11/2024  
**Property Type:** House (Res)  
**Land Size:** 682 sqm approx

**Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481**



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