

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

9 Cloverdale Close, Burwood East Vic 3151

Indicative selling price

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

Range between \$870,000 & \$930,000

Median sale price

Median price \$1,120,000

Property Type House

Suburb Burwood East

Period - From 01/01/2020

to 31/03/2020

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	40 Boyd St BLACKBURN SOUTH 3130	\$917,000	06/05/2020
2	12 Finlayson St FOREST HILL 3131	\$902,000	18/04/2020
3	2 Winston Ct BLACKBURN SOUTH 3130	\$880,000	21/03/2020

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:

04/06/2020 12:01

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Indicative Selling Price

\$870,000 - \$930,000

Median House Price

March quarter 2020: \$1,120,000



 3  2  2

Property Type: House

Land Size: 539 sqm approx

Agent Comments

Comparable Properties



40 Boyd St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$917,000

Method: Private Sale

Date: 06/05/2020

Property Type: House (Res)

Land Size: 563 sqm approx



12 Finlayson St FOREST HILL 3131 (REI)

Agent Comments

 3  1  1

Price: \$902,000

Method: Private Sale

Date: 18/04/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 606 sqm approx



2 Winston Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  1  1

Price: \$880,000

Method: Auction Sale

Date: 21/03/2020

Rooms: 4

Property Type: House (Res)