

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

288 Burwood Highway, Burwood East Vic 3151

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,307,500

Property Type House

Suburb Burwood East

Period - From 01/10/2021

to 31/12/2021

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	25 Joan CR BURWOOD EAST 3151	\$2,510,000	26/02/2022
2	22 Davis St BURWOOD EAST 3151	\$2,362,000	09/10/2021
3	21 Travers Cr BURWOOD EAST 3151	\$2,050,000	12/12/2021

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:

15/03/2022 14:05



Property Type: Metricon Doulton Display
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
December quarter 2021: \$1,307,500

Comparable Properties



25 Joan CR BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$2,510,000
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)
Land Size: 726 sqm approx



22 Davis St BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$2,362,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House (Res)
Land Size: 652 sqm approx



21 Travers Cr BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$2,050,000
Method: Auction Sale
Date: 12/12/2021
Property Type: House (Res)
Land Size: 531 sqm approx

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