

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

62 Hilltop Crescent, Burwood East Vic 3151

Indicative selling price

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

Range between

\$800,000

&

\$820,000

Median sale price

Median price

\$1,312,000

Property Type

House

Suburb

Burwood East

Period - From

01/04/2021

to

30/06/2021

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	1/381 Highbury Rd BURWOOD 3125	\$820,000	27/05/2021
2	6a Cypress Av BURWOOD 3125	\$806,000	10/04/2021
3	1/35 Winton St BURWOOD 3125	\$805,000	03/08/2021

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:

08/10/2021 11:27



2 2 1

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 267 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$820,000

Median House Price

June quarter 2021: \$1,312,000

Comparable Properties

1/381 Highbury Rd BURWOOD 3125 (VG)

Agent Comments

2 - -

Price: \$820,000

Method: Sale

Date: 27/05/2021

Property Type: Flat/Unit/Apartment (Res)

6a Cypress Av BURWOOD 3125 (REI/VG)

Agent Comments

3 1 1

Price: \$806,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Townhouse (Res)

1/35 Winton St BURWOOD 3125 (VG)

Agent Comments

2 - -

Price: \$805,000

Method: Sale

Date: 03/08/2021

Property Type: Flat/Unit/Apartment (Res)

Account - 11 North Property Group | P: 1300 353 836