

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 81 Old Burwood Road, Burwood East Vic 3151

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$1,129,000 House X Unit Suburb Burwood East

Period - From 01/01/2017 to 31/12/2017 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	5 Skene St BURWOOD EAST 3151	\$1,110,000	28/10/2017
2	481 Highbury Rd BURWOOD EAST 3151	\$1,108,000	23/09/2017
3	1 Warrina Ct BURWOOD EAST 3151	\$1,101,000	13/12/2017

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.



3
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Rooms:
Property Type: House (Res)
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
 \$1,150,000
Median House Price
 Year ending December 2017: \$1,129,000

Comparable Properties



5 Skene St BURWOOD EAST 3151 (REI/VG)

Agent Comments

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Price: \$1,110,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 551.50 sqm approx



481 Highbury Rd BURWOOD EAST 3151 (REI/VG)

Agent Comments

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Price: \$1,108,000
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 593 sqm approx



1 Warrina Ct BURWOOD EAST 3151 (REI)

Agent Comments

5
 2
 1

Price: \$1,101,000
Method: Auction Sale
Date: 13/12/2017
Rooms: 6
Property Type: House (Res)
Land Size: 534 sqm approx