

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

36 Bonview Crescent, Burwood East Vic 3151

Indicative selling price

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

Range between \$850,000

&

\$930,000

Median sale price

Median price \$1,085,000

House

X

Unit

Suburb

Burwood East

Period - From 01/10/2017

to

30/09/2018

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	27 Hunter Dr BLACKBURN SOUTH 3130	\$938,000	01/10/2018
2	36 Ruby St BURWOOD EAST 3151	\$916,000	01/08/2018
3	37 Bonview Cr BURWOOD EAST 3151	\$875,000	14/09/2018

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.



4
 3
 1

Rooms:
Property Type: House
Land Size: 567 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$930,000
Median House Price
 Year ending September 2018: \$1,085,000

Comparable Properties



27 Hunter Dr BLACKBURN SOUTH 3130 (REI) Agent Comments

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Price: \$938,000
Method: Private Sale
Date: 01/10/2018
Rooms: 4
Property Type: House (Res)



36 Ruby St BURWOOD EAST 3151 (VG) Agent Comments

3
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Price: \$916,000
Method: Sale
Date: 01/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 671 sqm approx



37 Bonview Cr BURWOOD EAST 3151 (REI/VG) Agent Comments

3
 2
 2

Price: \$875,000
Method: Private Sale
Date: 14/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 521 sqm approx