

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

22 Bellevue Avenue, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,098,000

&

\$1,200,000

Median sale price

Median price \$1,197,500

Property Type House

Suburb Burwood East

Period - From 01/07/2020

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	4 Amaroo Ct BURWOOD EAST 3151	\$1,170,000	31/07/2021
2	16 Duband St BURWOOD EAST 3151	\$1,198,000	16/07/2021
3	251 Burwood Hwy BURWOOD EAST 3151	\$1,139,000	07/07/2021

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:

04/08/2021 09:00



Rooms: 5

Property Type: House

Land Size: 602.474 sqm approx

Agent Comments

Comparable Properties



4 Amaroo Ct BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,170,000

Method: Auction Sale

Date: 31/07/2021

Property Type: House (Res)

Land Size: 550 sqm approx



16 Duband St BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,198,000

Method: Sold Before Auction

Date: 16/07/2021

Property Type: House (Res)

Land Size: 590 sqm approx



251 Burwood Hwy BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,139,000

Method: Private Sale

Date: 07/07/2021

Property Type: House (Res)

Land Size: 622.53 sqm approx