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	1 Auburn Walk Burwood East VIC 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,100,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,200,000	Property type	House	Suburb	Burwood East
Period-from	01 Oct 2020	to	30 Sep 2021	Source	Corelogic

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 6 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
15 Sugarloaf Close Burwood East VIC 3151	$1,175,000	27-Aug-21
9/35-37 Ruby Street Burwood East VIC 3151	$870,888	04-Aug-21

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 6 months.

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15 Sugarloaf Close Burwood East VIC 3151

3 2 2

Sold Price **$1,175,000** Sold Date **27-Aug-21**

Distance **0.95km**



9/35-37 Ruby Street Burwood East VIC 3151

3 2 2

Sold Price **$870,888** Sold Date **04-Aug-21**

Distance **2.17km**

RS = Recent sale **UN** = Undisclosed Sale

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