

## 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

6 Keats Street, Burwood East Vic 3151

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

#### Median sale price

Median price \$980,000

House

X

Unit

Suburb

Burwood East

Period - From 01/07/2018

to

30/06/2019

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 Ewart Ct BURWOOD EAST 3151	\$1,100,000	21/07/2019
2	53 Pickford St BURWOOD EAST 3151	\$1,060,000	25/05/2019
3	148 Eley Rd BURWOOD EAST 3151	\$987,000	08/06/2019

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 2

**Rooms:** 7

**Property Type:** House

**Land Size:** 541 sqm approx

**Agent Comments**

Architect designed, this solid home is immaculately presented and offers two spacious levels complete with Italian inspired inclusions. It stands on a secure block, a stroll to transport and Burwood One Shopping Centre. - Expansive layout boasts a formal lounge room and dining area - Open plan living/casual meals zone features high ceilings - Alfresco entertaining space spills onto an established garden - Separate kitchen provides timber cabinetry and gas cooktop - Generous bedrooms, tidy bathrooms, main includes a bath tub - Private master suite is appointed with a practical ensuite - Sitting room/retreat extends onto a spacious full width balcony - Heating/cooling, brick, tile and concrete slab construction - Versatile storage, gardeners' shed, internal access to garage - Walk to playground and restaurants, central to good schools

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending June 2019: \$980,000

## Comparable Properties



**5 Ewart Ct BURWOOD EAST 3151 (REI)**

4 3 2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 21/07/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 685 sqm approx

**Agent Comments**

slightly bigger block but the house is smaller.



**53 Pickford St BURWOOD EAST 3151 (REI)**

3 1 2

**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Rooms:** 5

**Property Type:** House (Res)

**Agent Comments**

bigger Block and smaller house.



148 Eley Rd BURWOOD EAST 3151 (REI)

 4  2  2

Agent Comments

the location and the house are not as good.

**Price:** \$987,000

**Method:** Auction Sale

**Date:** 08/06/2019

**Rooms:** -

**Property Type:** House (Res)