

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

24 Dorothy Street, Burwood East Vic 3151

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,293,000

Property Type

House

Suburb

Burwood East

Period - From

01/01/2022

to

31/03/2022

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	59 Dorothy St BURWOOD EAST 3151	\$1,286,000	26/03/2022
2	325 Blackburn Rd BURWOOD EAST 3151	\$1,180,000	12/01/2022
3	148 Blackburn Rd GLEN WAVERLEY 3150	\$1,180,000	18/12/2021

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:

04/05/2022 15:52



3 1 2

Property Type: House
Land Size: 667 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 March quarter 2022: \$1,293,000

Comparable Properties



59 Dorothy St BURWOOD EAST 3151 (REI)

Agent Comments

3 2 2

Price: \$1,286,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 553 sqm approx



325 Blackburn Rd BURWOOD EAST 3151 (REI/VG)

Agent Comments

3 1 2

Price: \$1,180,000
Method: Private Sale
Date: 12/01/2022
Property Type: House
Land Size: 662 sqm approx



148 Blackburn Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 1 2

Price: \$1,180,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)
Land Size: 647 sqm approx

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