

## 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

8 ELLESMERE ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,155,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,299,500

Property type

House

Suburb

Burwood East

Period-from

01 Jul 2023

to

30 Jun 2024

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

3 BAKER COURT BURWOOD EAST VIC 3151	\$1,180,000	06-Jul-24
20 COHUNA COURT BURWOOD EAST VIC 3151	\$1,160,000	22-Jun-24
5 JONATHAN AVENUE BURWOOD EAST VIC 3151	\$1,091,000	08-Jul-24

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.

This Statement of Information was prepared on: 31 July 2024



### 3 BAKER COURT BURWOOD EAST VIC 3151

3 1 2

Sold Price <sup>RS</sup> **\$1,180,000** <sup>UN</sup> Sold Date **06-Jul-24**

Distance **0.15km**



### 20 COHUNA COURT BURWOOD EAST VIC 3151

3 2 1

Sold Price <sup>RS</sup> **\$1,160,000** Sold Date **22-Jun-24**

Distance **0.51km**



### 5 JONATHAN AVENUE BURWOOD EAST VIC 3151

3 1 2

Sold Price <sup>RS</sup> **\$1,091,000** <sup>UN</sup> Sold Date **08-Jul-24**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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