

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

1/4-6 Smith Street 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

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$444,000

Property type

Unit

Suburb

Burwood East

Period-from

01 Aug 2020

to

31 Jul 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

1/90 Burwood Highway Burwood East VIC 3151	\$760,000	19-Jun-21
11/86-88 Burwood Highway Burwood East VIC 3151	\$801,100	24-Jul-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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1/90 Burwood Highway Burwood East VIC 3151

 3  1  2

Sold Price

^{RS} **\$760,000**

Sold Date

19-Jun-21

Distance

0.77km



11/86-88 Burwood Highway Burwood East VIC 3151

 3  1  2

Sold Price

^{RS} **\$801,100** ^{UN}

Sold Date

24-Jul-21

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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