

# 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

3 Kalista Court, 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 \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,112,000

Property Type House

Suburb Burwood East

Period - From 01/10/2019

to 31/12/2019

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 Kalista Ct BURWOOD EAST 3151	\$1,227,000	14/03/2020
2	4 Coventry St BURWOOD EAST 3151	\$1,120,000	29/02/2020
3	31 Dorothy St BURWOOD EAST 3151	\$1,088,000	27/02/2020

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:

25/03/2020 18:05



 3  1  2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 560 sqm approx

Agent Comments

## Comparable Properties



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

Agent Comments

 3  1  -

**Price:** \$1,227,000

**Method:** Auction Sale

**Date:** 14/03/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 562 sqm approx

**4 Coventry St BURWOOD EAST 3151 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,120,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** House

**Land Size:** 586 sqm approx



**31 Dorothy St BURWOOD EAST 3151 (REI/VG)** Agent Comments

 4  1  1

**Price:** \$1,088,000

**Method:** Sold Before Auction

**Date:** 27/02/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 548 sqm approx