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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,112,000	Pro	operty Type	Hou	se		Suburb	Burwood East
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Add	dress 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 Kalista Court, Burwood East Vic 3151







Property Type: House (Previously Occupied - Detached) Land Size: 560 sqm approx Agent Comments Christine Bafas 9908 5708 0427 835 610 christinebafas@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price December quarter 2019: \$1,112,000

Comparable Properties



5 Kalista Ct BURWOOD EAST 3151 (REI)



Price: \$1,227,000 Method: Auction Sale Date: 14/03/2020 Rooms: 5 Property Type: House (Res) Land Size: 562 sqm approx Agent Comments

4 Coventry St BURWOOD EAST 3151 (REI)

Agent Comments



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



Price: \$1,088,000 Method: Sold Before Auction Date: 27/02/2020 Rooms: 6 Property Type: House (Res) Land Size: 548 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.