

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

7 Ewart Lane Burwood VIC 3125

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

\$920,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,158,500

Property type

House

Suburb

Burwood

Period-from

01 Feb 2019

to

31 Jan 2020

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

2/9 Judith Street Burwood VIC 3125	\$940,500	23-Jan-20
21 McGowans Lane Burwood VIC 3125	\$992,000	21-Dec-19
2/10-12 Eley Road Burwood VIC 3125	\$950,000	14-Dec-19

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: 13 February 2020



2/9 Judith Street Burwood VIC 3125 Sold Price **\$940,500** Sold Date **23-Jan-20**

3 3 1

Distance **0.97km**



21 McGowans Lane Burwood VIC 3125 Sold Price **\$992,000** Sold Date **21-Dec-19**

3 2 2

Distance **1.82km**



2/10-12 Eley Road Burwood VIC 3125 Sold Price **\$950,000** Sold Date **14-Dec-19**

3 2 2

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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