Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	75 Burns Street, St Andrews Vic 3761
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

Range between	\$860,000	&	\$920,000

Median sale price

Median price	\$1,145,000	Pro	perty Type	House		Suburb	St Andrews
Period - From	22/04/2021	to	21/04/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

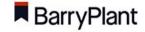
Address of comparable property		Price	Date of sale
1	20 Caledonia St ST ANDREWS 3761	\$891,000	22/12/2021
2			
3			

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:	22/04/2022 16:02









Property Type: House **Land Size:** 3472 sqm approx

Agent Comments

Indicative Selling Price \$860,000 - \$920,000 Median House Price 22/04/2021 - 21/04/2022: \$1,145,000

Agent Comments

Comparable Properties



20 Caledonia St ST ANDREWS 3761 (REI/VG)

• 4 *\overline{*

Price: \$891,000 Method: Private Sale Date: 22/12/2021 Property Type: House Land Size: 1011 sqm approx

-- 3

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.

Account - Barry Plant | P: 03 94381133



