

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

33 Cypress Avenue, Burwood Vic 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,230,000

&

\$1,350,000

Median sale price

Median price \$1,164,750

Property Type House

Suburb Burwood

Period - From 01/07/2018

to

30/06/2019

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	11 Stephens St BURWOOD 3125	\$1,310,000	24/08/2019
2	3 Susan Ct MOUNT WAVERLEY 3149	\$1,265,000	06/04/2019
3	113 Lawrence Rd MOUNT WAVERLEY 3149	\$1,228,600	14/07/2019

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:

01/10/2019 15:35



 4  2  2

Property Type: House (Previously Occupied - Detached)

Land Size: 683 sqm approx

Agent Comments

Comparable Properties



11 Stephens St BURWOOD 3125 (REI)

Agent Comments

 3  1  2

Price: \$1,310,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)

Land Size: 772 sqm approx



3 Susan Ct MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

 6  3  2

Price: \$1,265,000

Method: Auction Sale

Date: 06/04/2019

Property Type: House (Res)

Land Size: 659 sqm approx



113 Lawrence Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**

 4  2  2

Price: \$1,228,600

Method: Private Sale

Date: 14/07/2019

Property Type: House (Res)

Land Size: 671 sqm approx