

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

30 Jade Circuit, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,110,000

House

X

Unit

Suburb

Burwood East

Period - From 01/10/2017

to

31/12/2017

Source REIV

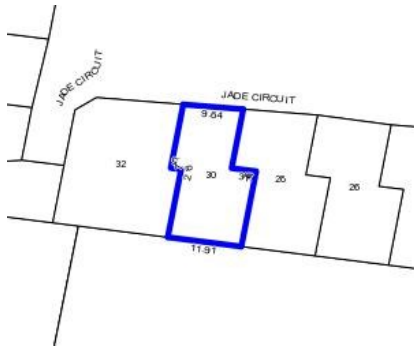
Comparable property sales (*Delete A or B below as applicable)

- 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	3/8 Newbiggin St BURWOOD 3125	\$1,115,000	18/11/2017
2	8 Sapphire St FOREST HILL 3131	\$1,100,000	28/10/2017
3	1 Madison Blvd MITCHAM 3132	\$1,081,000	24/02/2018

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.



3 2.5 1

Rooms: 7

Property Type: House

Agent Comments

The home also includes a study/4th bedroom. There is also a second car space in front of the garage. Generous & leafy yard with an undercover outdoor entertaining area.

Comparable Properties



3/8 Newbigin St BURWOOD 3125 (REI)

Agent Comments

3 2 2

Price: \$1,115,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: Villa



8 Sapphire St FOREST HILL 3131 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 276 sqm approx



1 Madison Blvd MITCHAM 3132 (REI)

Agent Comments

4 2 2

Price: \$1,081,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)