

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE

9 COOINDA COURT, BURWOOD EAST

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 &

Median sale price

(*Delete house or unit as applicable)

1 Median price *House *unit Suburb or locality
Period - From Source

Comparable property sales

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. 148 Eley Road Burwood East	\$987,000	08/06/2019
1. 24 Cloverdale CI BURWOOD EAST 3151 VIC	\$1,028,800	30/03/2019
2. 10 Tarwarri PI BURWOOD EAST 3151 VIC	\$1,035,000	30/03/2019

~~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.~~