

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

5 Barry Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,053,500

Property Type House

Suburb Burwood East

Period - From 01/01/2020

to 31/12/2020

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	24 Bonview Cr BURWOOD EAST 3151	\$1,100,000	30/01/2021
2	1 Telopea Pl BURWOOD EAST 3151	\$1,057,500	07/11/2020
3	15 Joan Cr BURWOOD EAST 3151	\$1,052,000	05/12/2020

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:

08/02/2021 09:30



4 1 2

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



24 Bonview Cr BURWOOD EAST 3151 (REI)

Agent Comments

4 1 1

Price: \$1,100,000

Method: Auction Sale

Date: 30/01/2021

Property Type: House (Res)

Land Size: 587 sqm approx



1 Telopea Pl BURWOOD EAST 3151 (REI/VG)

Agent Comments

4 2 2

Price: \$1,057,500

Method: Auction Sale

Date: 07/11/2020

Property Type: House (Res)

Land Size: 562 sqm approx

15 Joan Cr BURWOOD EAST 3151 (REI)

Agent Comments

4 1 2

Price: \$1,052,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 715 sqm approx