

11 Orloff Court, Burwood East Vic 3151

McGrath

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2017: \$1,119,750



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 656 sqm

Agent Comments

Comparable Properties



10 Moona St BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,295,000

Method: Auction Sale

Date: 18/02/2017

Rooms: -

Property Type: House (Res)



8 Kalista Ct BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,210,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 5

Property Type: House (Res)

2 Lindisfarne Dr BURWOOD EAST 3151 (VG)

Agent Comments



Price: \$1,200,888

Method: Sale

Date: 07/11/2016

Rooms: -

Property Type: House (Res)

Land Size: 651 sqm

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

11 Orloff Court, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,119,750

House

X

Suburb

Burwood East

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
10 Moona St BURWOOD EAST 3151	\$1,295,000	18/02/2017
8 Kalista Ct BURWOOD EAST 3151	\$1,210,000	25/03/2017
2 Lindisfarne Dr BURWOOD EAST 3151	\$1,200,888	07/11/2016