## 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

13 Ruby Street, Burwood East Vic 3151

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,277,000	Pro	operty Type	Hous	se		Suburb	Burwood East	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	8 Saffron Ct BURWOOD EAST 3151	\$1,145,000	26/10/2024
2	5 Manooka St BURWOOD EAST 3151	\$1,080,000	05/10/2024
3	24 Jonathan Av BURWOOD EAST 3151	\$1,000,000	28/08/2024

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:

31/01/2025 17:00









Property Type: House Land Size: 581 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price December quarter 2024: \$1,277,000

# **Comparable Properties**

8 Saffron Ct BURWOOD EAST 3151 (REI/VG) 3  1  2 Price: \$1,145,000 Method: Auction Sale Date: 26/10/2024 Property Type: House (Res) Land Size: 622 sqm approx	Agent Comments
5 Manooka St BURWOOD EAST 3151 (REI) 3 1 1 1 1 Price: \$1,080,000 Method: Auction Sale Date: 05/10/2024 Property Type: House (Res) Land Size: 528 sqm approx	Agent Comments
24 Jonathan Av BURWOOD EAST 3151 (REI/VG)         Image: 1       Image: 1         Price: \$1,000,000         Method: Private Sale         Date: 28/08/2024         Property Type: House         Land Size: 600 sqm approx	Agent Comments

#### Account - Barry Plant | P: 03 9842 8888



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