

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 between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,277,000

Property Type

House

Suburb

Burwood East

Period - From

01/10/2024

to

31/12/2024

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	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)

Agent Comments



Price: \$1,145,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 622 sqm approx



5 Manooka St BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,080,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 528 sqm approx



24 Jonathan Av BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 28/08/2024
Property Type: House
Land Size: 600 sqm approx

Account - Barry Plant | P: 03 9842 8888