

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

33 Davis Street, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,180,000

House

X

Unit

Suburb

Burwood East

Period - From 01/07/2017

to

30/09/2017

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	162 Canterbury Rd BLACKBURN SOUTH 3130	\$1,358,000	02/12/2017
2	14 Moona St BURWOOD EAST 3151	\$1,351,000	14/10/2017
3	183 Burwood Hwy BURWOOD EAST 3151	\$1,350,000	26/10/2017

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.



5 3 4

Rooms:

Property Type: House

Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

September quarter 2017: \$1,180,000

Comparable Properties



162 Canterbury Rd BLACKBURN SOUTH 3130 **Agent Comments**
(REI)

5 2 -

Price: \$1,358,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 8

Property Type: House (Res)



14 Moona St BURWOOD EAST 3151 (REI) **Agent Comments**

4 1 -

Price: \$1,351,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 6

Property Type: House (Res)

Land Size: 629 sqm approx



183 Burwood Hwy BURWOOD EAST 3151 **Agent Comments**
(REI)

4 2 2

Price: \$1,350,000

Method: Private Sale

Date: 26/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 609 sqm approx