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	37 Bonview Crescent, Burwood East Vic 3151
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,120,800	Hou	ise X	Unit		Suburt	Burwood East
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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

Ad	dress of comparable property	Price	Date of sale
1	35 Bermuda Dr BLACKBURN SOUTH 3130	\$892,500	20/03/2018
2	11 Allambie PI BURWOOD EAST 3151	\$892,000	27/03/2018
3	267 Blackburn Rd BLACKBURN SOUTH 3130	\$890,000	15/03/2018

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.

Account - McGrath | P: 03 9877 1277 | F: 03 9878 1613





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McGrath





Rooms:

Property Type: House (Res) Land Size: 522 sqm approx

Agent Comments

Indicative Selling Price \$890,000 **Median House Price** Year ending June 2018: \$1,120,800

Comparable Properties



35 Bermuda Dr BLACKBURN SOUTH 3130

(REI/VG)

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Price: \$892,500 Method: Private Sale Date: 20/03/2018

Rooms: -

Property Type: House (Res) Land Size: 578 sqm approx

Agent Comments









Price: \$892.000 Method: Sale Date: 27/03/2018 Rooms: -

Property Type: House (Res) Land Size: 360 sqm approx

Agent Comments

Agent Comments



267 Blackburn Rd BLACKBURN SOUTH 3130

(REI/VG)

Price: \$890.000 Method: Private Sale Date: 15/03/2018

Rooms: 5

Property Type: House (Res) Land Size: 542 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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