

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

37 Bonview Crescent, Burwood East Vic 3151

Indicative selling price

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

Single price \$890,000

Median sale price

Median price \$1,120,800

House

X

Unit

Suburb

Burwood East

Period - From 01/07/2017

to

30/06/2018

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	35 Bermuda Dr BLACKBURN SOUTH 3130	\$892,500	20/03/2018
2	11 Allambie Pl 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.



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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)

Agent Comments

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Price: \$892,500
Method: Private Sale
Date: 20/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 578 sqm approx



11 Allambie PI BURWOOD EAST 3151 (VG)

Agent Comments

3 - -

Price: \$892,000
Method: Sale
Date: 27/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 360 sqm approx



267 Blackburn Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 1

Price: \$890,000
Method: Private Sale
Date: 15/03/2018
Rooms: 5
Property Type: House (Res)
Land Size: 542 sqm approx