

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

12 Judith Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,191,000

Property Type House

Suburb Burwood

Period - From 01/07/2019

to 30/09/2019

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	78 Somers St BURWOOD 3125	\$1,391,000	23/11/2019
2	36 Andrews St BURWOOD 3125	\$1,388,000	16/11/2019
3	16 Keogh St BURWOOD 3125	\$1,156,000	05/10/2019

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:

26/11/2019 11:44



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Property Type: House (Res)

Land Size: 645 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

September quarter 2019: \$1,191,000

Charming character filled four bedroom plus study family home well extended and offering generous zoning located in a picture perfect cul de sac boasting parklands at the end of the court, walk to tram, bus, easy city access, shopping. This lifestyle location just moments to Deakin University, St Benedicts, Presbyterian Ladies College, Mount Scopus, Vermont Secondary plus Bennetswood Sports ground

Comparable Properties



78 Somers St BURWOOD 3125 (REI)

Agent Comments

4 1 1

Price: \$1,391,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)



36 Andrews St BURWOOD 3125 (REI)

Agent Comments

5 3 3

Price: \$1,388,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 644 sqm approx



16 Keogh St BURWOOD 3125 (REI)

Agent Comments

3 1 -

Price: \$1,156,000

Method: Auction Sale

Date: 05/10/2019

Property Type: House (Res)

Land Size: 802 sqm approx