

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

17 Tainton Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,223,000

Property Type House

Suburb Burwood East

Period - From 01/10/2020

to

30/09/2021

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	55 Barter Cr FOREST HILL 3131	\$1,143,000	24/07/2021
2	641 Springvale Rd VERMONT SOUTH 3133	\$1,130,000	27/08/2021
3	45 Lindisfarne Dr BURWOOD EAST 3151	\$1,130,000	26/06/2021

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:

04/11/2021 15:26



4 2 1

Property Type: House

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



55 Barter Cr FOREST HILL 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$1,143,000

Method: Auction Sale

Date: 24/07/2021

Rooms: 5

Property Type: House (Res)

Land Size: 610 sqm approx



641 Springvale Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,130,000

Method: Private Sale

Date: 27/08/2021

Property Type: House

Land Size: 647 sqm approx



45 Lindisfarne Dr BURWOOD EAST 3151 (REI/VG)

Agent Comments

4 2 1

Price: \$1,130,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 532 sqm approx