

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

1 Wilkinson Street, Burwood East Vic 3151

Indicative selling price

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

Range between

\$970,000

&

\$1,065,000

Median sale price

Median price

\$1,053,500

Property Type

House

Suburb

Burwood East

Period - From

01/01/2020

to

31/12/2020

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	12 Narmara St BURWOOD EAST 3151	\$1,032,000	08/10/2020
2	37 Gissing St BLACKBURN SOUTH 3130	\$1,030,000	23/10/2020
3	3 Bettina St BURWOOD EAST 3151	\$992,000	21/10/2020

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:

18/01/2021 12:17



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$970,000 - \$1,065,000

Median House Price

Year ending December 2020: \$1,053,500

Comparable Properties



12 Narmara St BURWOOD EAST 3151 (REI/VG) Agent Comments

3 1 2

Price: \$1,032,000

Method: Auction Sale

Date: 08/10/2020

Property Type: House (Res)

Land Size: 563 sqm approx



37 Gissing St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 1

Price: \$1,030,000

Method: Private Sale

Date: 23/10/2020

Rooms: 6

Property Type: House (Res)

Land Size: 606 sqm approx



3 Bettina St BURWOOD EAST 3151 (REI/VG)

Agent Comments

3 1 2

Price: \$992,000

Method: Auction Sale

Date: 21/10/2020

Rooms: 5

Property Type: House (Res)

Land Size: 576 sqm approx