

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

1B Smith Street, Burwood East Vic 3151

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$625,000

House

Unit

X

Suburb

Burwood East

Period - From 01/04/2018

to

31/03/2019

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	27 Feathertop Cha BURWOOD EAST 3151	\$960,800	11/02/2019
2	2/226 Stephenson's Rd MOUNT WAVERLEY 3149	\$954,000	11/02/2019
3	2a Kilsyth Av BURWOOD 3125	\$933,000	13/12/2018

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:** Townhouse

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending March 2019: \$625,000

Comparable Properties



27 Feathertop Cha BURWOOD EAST 3151
(REI/VG)

Agent Comments

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  2

Price: \$960,800**Method:** Private Sale**Date:** 11/02/2019**Rooms:** -**Property Type:** Townhouse (Single)**Land Size:** 300 sqm approx

2/226 Stepsons Rd MOUNT WAVERLEY
3149 (REI)

Agent Comments

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  2
  2

Price: \$954,000**Method:** Private Sale**Date:** 11/02/2019**Rooms:** 4**Property Type:** Townhouse (Single)**Land Size:** 385 sqm approx

2a Kilsyth Av BURWOOD 3125 (REI/VG)

Agent Comments

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  2

Price: \$933,000**Method:** Auction Sale**Date:** 13/12/2018**Rooms:** 6**Property Type:** Townhouse (Res)**Land Size:** 278 sqm approx