

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

481 Highbury 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

&

\$1,150,000

Median sale price

Median price \$1,180,000

House

X

Unit

Suburb

Burwood East

Period - From 01/04/2017

to

30/06/2017

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	389 Blackburn Rd BURWOOD EAST 3151	\$1,150,000	08/07/2017
2	3 Pontin Ct BURWOOD EAST 3151	\$1,110,500	25/03/2017
3	2 Amaroo Ct BURWOOD EAST 3151	\$1,092,000	05/07/2017

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 595 sqm approx

Agent Comments

Comparable Properties



389 Blackburn Rd BURWOOD EAST 3151 (REI) Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 4

Property Type: House (Res)

Land Size: 668 sqm approx



3 Pontin Ct BURWOOD EAST 3151 (REI/VG) Agent Comments



Price: \$1,110,500

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 588 sqm approx



2 Amaroo Ct BURWOOD EAST 3151 (REI) Agent Comments



Price: \$1,092,000

Method: Private Sale

Date: 05/07/2017

Rooms: 5

Property Type: House

Land Size: 536 sqm approx