

## 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

19 Keogh Street, Burwood Vic 3125

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$920,000

&

\$1,010,000

#### Median sale price

Median price \$943,000

House

Unit

X

Suburb Burwood

Period - From 01/01/2018

to

31/03/2018

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                              | 3/5 Webb St BURWOOD 3125          | \$982,500 | 03/03/2018   |
| 2                              | 10/1311 Toorak Rd CAMBERWELL 3124 | \$970,000 | 25/01/2018   |
| 3                              | 3/46 Edmonds Av ASHWOOD 3147      | \$950,000 | 17/05/2018   |

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.

19 Keogh Street, Burwood Vic 3125



3 2 3

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$920,000 - \$1,010,000  
**Median Unit Price**  
March quarter 2018: \$943,000

## Comparable Properties

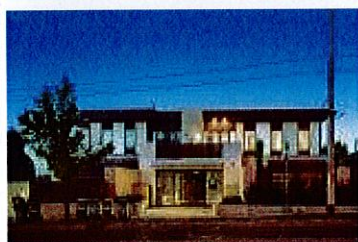


3/5 Webb St BURWOOD 3125 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$982,500  
**Method:** Private Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



10/1311 Toorak Rd CAMBERWELL 3124 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$970,000  
**Method:** Private Sale  
**Date:** 25/01/2018  
**Rooms:** 4  
**Property Type:** Townhouse (Single)



3/46 Edmonds Av ASHWOOD 3147 (REI)

**Agent Comments**

3 2 2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 17/05/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 209 sqm approx