



3   1   1

**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,155,000  
**Median House Price**  
Year ending March 2017: \$1,041,500

## Comparable Properties



**59 Dorothy St BURWOOD EAST 3151 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,191,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 553 sqm



**6 Sitar Ct BURWOOD EAST 3151 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,131,000  
**Method:** Auction Sale  
**Date:** 18/03/2017  
**Rooms:** 5  
**Property Type:** House



**3 Pontin Ct BURWOOD EAST 3151 (REI)**

**Agent Comments**

3   1   4

**Price:** \$1,110,500  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 588 sqm

## 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 Joan Crescent, Burwood East Vic 3151

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

Range between \$1,050,000

&amp;

\$1,155,000

**Median sale price**

Median price \$1,041,500

House

X

Suburb

Burwood East

Period - From 01/04/2016

to

31/03/2017

Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
59 Dorothy St BURWOOD EAST 3151	\$1,191,000	08/04/2017
6 Sitar Ct BURWOOD EAST 3151	\$1,131,000	18/03/2017
3 Pontin Ct BURWOOD EAST 3151	\$1,110,500	25/03/2017