

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

42 Tainton Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Burwood East

Period - From 01/07/2021

to

30/06/2022

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	20 Jayson St BURWOOD EAST 3151	\$1,089,000	06/08/2022
2	148 Eley Rd BURWOOD EAST 3151	\$1,086,000	30/07/2022
3	10 Bonview Cr BURWOOD EAST 3151	\$1,073,000	13/08/2022

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:

25/08/2022 13:09



4 2 2

Property Type: House (Res)

Land Size: 549 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending June 2022: \$1,300,000

Comparable Properties

20 Jayson St BURWOOD EAST 3151 (REI)

Agent Comments

4 2 2

Price: \$1,089,000

Method: Auction Sale

Date: 06/08/2022

Property Type: House (Res)

Land Size: 587 sqm approx



148 Eley Rd BURWOOD EAST 3151 (REI/VG)

Agent Comments

4 2 1

Price: \$1,086,000

Method: Auction Sale

Date: 30/07/2022

Property Type: House (Res)

Land Size: 609 sqm approx



10 Bonview Cr BURWOOD EAST 3151 (REI)

Agent Comments

3 1 2

Price: \$1,073,000

Method: Auction Sale

Date: 13/08/2022

Property Type: House (Res)

Land Size: 665 sqm approx