



Rooms:

Property Type: House (Res)

Land Size: 590 sqm approx

Agent Comments

Backing directly onto leafy Lundgren Reserve, this original weatherboard home offers a chance to rebuild in an outstanding location (STCA). Set within the Mount Waverley Secondary zone, it is also close to Burwood East shopping and Essex Heights Primary.

Comparable Properties



92 Burwood Hwy BURWOOD EAST 3151 (REI) Agent Comments



Price: \$955,000

Method: Auction Sale

Date: 10/06/2017

Rooms: 4

Property Type: House (Res)



3 Pontin Ct BURWOOD EAST 3151 (REI) Agent Comments



Price: \$1,110,500

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 588 sqm approx



1 Melba Ct BURWOOD EAST 3151 (REI) Agent Comments



Price: \$1,113,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 560 sqm approx

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

50 Finch Street, Burwood Vic 3125

Indicative selling price

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

Single price

\$1,000,000

Median sale price

Median price

\$1,335,000

House

X

Suburb

Burwood

Period - From

01/07/2016

to

30/06/2017

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
92 Burwood Hwy BURWOOD EAST 3151	\$955,000	10/06/2017
3 Pontin Ct BURWOOD EAST 3151	\$1,110,500	25/03/2017
1 Melba Ct BURWOOD EAST 3151	\$1,113,000	29/04/2017