

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

1 EMILY COURT BURWOOD EAST VIC 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

House

Suburb

Burwood East

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 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

2 DAVIS STREET BURWOOD EAST VIC 3151	\$1,241,000	19-Oct-24
52 DOROTHY STREET BURWOOD EAST VIC 3151	\$1,225,000	04-Dec-24
17 SANDOWEN AVENUE BURWOOD EAST VIC 3151	\$1,125,000	26-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 07 January 2025



2 DAVIS STREET BURWOOD EAST VIC 3151

Sold Price

^{RS}

\$1,241,000

Sold Date

19-Oct-24

 3  2  1

Distance

0.35km



52 DOROTHY STREET BURWOOD EAST VIC 3151

Sold Price

^{RS}

\$1,225,000

Sold Date

04-Dec-24

 3  1  2

Distance

0.81km



17 SANDOWEN AVENUE BURWOOD EAST VIC 3151

Sold Price

\$1,125,000

Sold Date

26-Oct-24

 3  1  2

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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