

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

212 Holland Road, Burwood East Vic 3151

Indicative selling price

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

Range between

\$940,000

&

\$990,000

Median sale price

Median price

\$1,151,000

Property Type

House

Suburb

Burwood East

Period - From

01/01/2021

to

31/03/2021

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	40 Crow St BURWOOD EAST 3151	\$1,225,000	30/01/2021
2	10 Bermuda Dr BLACKBURN SOUTH 3130	\$1,107,000	13/03/2021
3	193 Blackburn Rd BLACKBURN SOUTH 3130	\$1,050,000	10/02/2021

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:

06/05/2021 13:00



Property Type: House

Land Size: 578 sqm approx

Agent Comments

Comparable Properties



40 Crow St BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,225,000

Method: Auction Sale

Date: 30/01/2021

Property Type: House (Res)

Land Size: 600 sqm approx



10 Bermuda Dr BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,107,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 580 sqm approx



193 Blackburn Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 10/02/2021

Property Type: House (Res)

Land Size: 552 sqm approx