

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

7 Benwerrin Drive, Burwood East Vic 3151

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,289,500

Property Type

House

Suburb

Burwood East

Period - From

01/10/2023

to

30/09/2024

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	12 Kalista Ct BURWOOD EAST 3151	\$1,341,500	26/10/2024
2	37 Pickford St BURWOOD EAST 3151	\$1,340,000	26/10/2024
3	11 Cloverdale CI BURWOOD EAST 3151	\$1,390,000	21/09/2024

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:

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Property Type: House (Res)

Land Size: 573 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending September 2024: \$1,289,500

Comparable Properties



12 Kalista Ct BURWOOD EAST 3151 (REI/VG)

Agent Comments

3 1 1

Price: \$1,341,500

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 562 sqm approx



37 Pickford St BURWOOD EAST 3151 (REI)

Agent Comments

3 1 2

Price: \$1,340,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House

Land Size: 733 sqm approx



11 Cloverdale Ct BURWOOD EAST 3151 (REI)

Agent Comments

4 2 1

Price: \$1,390,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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