## 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 betweer	n \$1,200,000		&		\$1,300,000			
Median sale price								
Median price	\$1,289,500	Pro	operty Type	Hou	se		Suburb	Burwood East
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ade	dress 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.

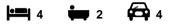
This Statement of Information was prepared on:

31/12/2024 15:43









**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)     1   1 <th>Agent Comments</th>	Agent Comments
37 Pickford St BURWOOD EAST 3151 (REI)     3   1   2     Price: \$1,340,000     Method: Auction Sale     Date: 26/10/2024     Property Type: House     Land Size: 733 sqm approx	Agent Comments
11 Cloverdale CI BURWOOD EAST 3151 (REI) 4 2 2 1 Price: \$1,390,000 Method: Auction Sale Date: 21/09/2024 Property Type: House (Res)	Agent Comments

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



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