

# 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

20 Ramsey Street, Burwood East Vic 3151

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,350,000

### Median sale price

Median price \$1,280,000

Property Type House

Suburb Burwood East

Period - From 01/04/2023

to 30/06/2023

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	27 Highview Gr BURWOOD EAST 3151	\$1,390,000	08/07/2023
2	1 Ballantyne St BURWOOD EAST 3151	\$1,338,000	27/05/2023
3	34 Robinlee Av BURWOOD EAST 3151	\$1,334,000	29/07/2023

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:

01/09/2023 17:28



3 1 4

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000

**Median House Price**  
June quarter 2023: \$1,280,000

## Comparable Properties



**27 Highview Gr BURWOOD EAST 3151 (REI)**

**Agent Comments**

3 1 5

**Price:** \$1,390,000  
**Method:** Auction Sale  
**Date:** 08/07/2023  
**Property Type:** House (Res)  
**Land Size:** 618 sqm approx



**1 Ballantyne St BURWOOD EAST 3151 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,338,000  
**Method:** Sold Before Auction  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**34 Robinlee Av BURWOOD EAST 3151 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,334,000  
**Method:** Auction Sale  
**Date:** 29/07/2023  
**Property Type:** House (Res)  
**Land Size:** 591 sqm approx

**Account - VICPROP**