

# 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 Telopea Place, 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)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,081,000

Property Type House

Suburb Burwood East

Period - From 01/07/2019

to

30/06/2020

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	46 Robinlee Av BURWOOD EAST 3151	\$1,101,001	09/06/2020
2	21 Redhill Av BURWOOD EAST 3151	\$1,055,000	14/08/2020
3	55 Sevenoaks Rd BURWOOD EAST 3151	\$991,800	23/06/2020

**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:

04/10/2020 17:52

1 Telopea Place, Burwood East Vic 3151

**Jellis  
Craig**

Stephen Le Get

9908 5700

0438 558 870

stephenleget@jellisrcraig.com.au

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending June 2020: \$1,081,000



 4  2  2

**Property Type:** House

**Land Size:** 563 sqm approx

**Agent Comments**

## Comparable Properties



**46 Robinlee Av BURWOOD EAST 3151 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$1,101,001

**Method:** Sale

**Date:** 09/06/2020

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**21 Redhill Av BURWOOD EAST 3151 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,055,000

**Method:** Private Sale

**Date:** 14/08/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 658 sqm approx



**55 Sevenoaks Rd BURWOOD EAST 3151 (REI)** **Agent Comments**

 3  2  3

**Price:** \$991,800

**Method:** Private Sale

**Date:** 23/06/2020

**Property Type:** House

**Land Size:** 585 sqm approx

**Account - Jellis Craig** | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.