

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

6 ANTHONY COURT BURWOOD EAST VIC 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

House

Suburb

Burwood East

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

3 NAREEN COURT BURWOOD EAST VIC 3151	\$1,250,000	09-Nov-24
55 PICKFORD STREET BURWOOD EAST VIC 3151	\$1,308,888	05-Dec-24
22 FAYE STREET BURWOOD EAST VIC 3151	\$1,330,000	21-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 07 January 2025



3 NAREEN COURT BURWOOD EAST VIC 3151

5 2 1

Sold Price ^{RS} **\$1,250,000** Sold Date **09-Nov-24**

Distance **0.92km**



55 PICKFORD STREET BURWOOD EAST VIC 3151

3 2 2

Sold Price ^{RS} **\$1,308,888** Sold Date **05-Dec-24**

Distance **0.79km**



22 FAYE STREET BURWOOD EAST VIC 3151

5 2 2

Sold Price **\$1,330,000** Sold Date **21-Sep-24**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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