

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 Keats Street, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,180,000 House X Unit Suburb Burwood East

Period - From 01/07/2017 to 30/09/2017 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	2 Amaroo Ct BURWOOD EAST 3151	\$1,092,000	05/07/2017
2	18 Hale Ct BURWOOD EAST 3151	\$1,032,000	03/06/2017
3	19 Robert St BURWOOD EAST 3151	\$1,100,000	24/05/2017

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.~~



Rooms:

Property Type: House

Agent Comments

Comparable Properties



2 Amaroo Ct BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,092,000

Method: Private Sale

Date: 05/07/2017

Rooms: 5

Property Type: House

Land Size: 536 sqm approx



18 Hale Ct BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,032,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 6

Property Type: House (Res)

Land Size: 599 sqm approx



19 Robert St BURWOOD EAST 3151 (REI)

Agent Comments



SOLD PRICE \$1,100,000

Price: \$1,100,000

Method: Auction Sale

Date: 24/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 585 sqm approx