

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

19 Dawayne Street Burwood East VIC 3151

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price &
between

	\$1,050,000	\$1,150,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,052,000	Property type	House	Suburb	Burwood East
Period-from	01 Nov 2019	to	31 Oct 2020	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
6 Vermont Street Blackburn South VIC 3130	\$1,100,000	04-Nov-20
48 Victor Crescent Forest Hill VIC 3131	\$1,213,000	25-Jul-20
34 Moona Street Burwood East VIC 3151	\$1,278,000	17-Oct-20

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: 06 November 2020

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