

# 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

40 Crow 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

\$1,000,000

### Median sale price

Median price

\$930,000

Property Type

House

Suburb

Burwood East

Period - From

01/07/2020

to

30/09/2020

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	21 Redhill Av BURWOOD EAST 3151	\$1,055,000	14/08/2020
2	12 Narmara St BURWOOD EAST 3151	\$1,032,000	08/10/2020
3	53 Benwerrin Dr BURWOOD EAST 3151	\$953,000	08/08/2020

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:

09/01/2021 14:30

40 Crow Street, Burwood East Vic 3151



Matthew Scafidi

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**Indicative Selling Price**

\$1,000,000

**Median House Price**

September quarter 2020: \$930,000



3 1 2

**Property Type:** House

**Land Size:** 600 sqm approx

**Agent Comments**

## Comparable Properties



**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



**12 Narmara St BURWOOD EAST 3151 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,032,000

**Method:** Auction Sale

**Date:** 08/10/2020

**Property Type:** House (Res)

**Land Size:** 563 sqm approx



**53 Benwerrin Dr BURWOOD EAST 3151 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$953,000

**Method:** Auction Sale

**Date:** 08/08/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 605 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.