

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

20 Pickford Street, Burwood East Vic 3151

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,110,000

House

X

Unit

Suburb

Burwood East

Period - From 01/10/2017

to

31/12/2017

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	81 Old Burwood Rd BURWOOD EAST 3151	\$1,090,000	01/03/2018
2	28 Robert St BURWOOD EAST 3151	\$1,080,000	08/03/2018
3	108 Vicki St FOREST HILL 3131	\$935,000	17/03/2018

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
Land Size: 585 sqm approx
[Agent Comments](#)

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

December quarter 2017: \$1,110,000

Comparable Properties



81 Old Burwood Rd BURWOOD EAST 3151 (REI)

[Agent Comments](#)



Price: \$1,090,000
Method: Private Sale
Date: 01/03/2018
Rooms: 8
Property Type: House (Res)
Land Size: 585 sqm approx



28 Robert St BURWOOD EAST 3151 (REI)

[Agent Comments](#)



Price: \$1,080,000
Method: Sold Before Auction
Date: 08/03/2018
Rooms: 7
Property Type: House (Res)
Land Size: 608 sqm approx



108 Vicki St FOREST HILL 3131 (REI)

[Agent Comments](#)



Price: \$935,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)