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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		53 Sevenoaks Road, Burwood East Vic 3151								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	Range between \$900,000			&		\$990,000				
Median sale price										
Median price	\$1,063,	500	Hou	se X	Unit			Suburb	Burwood East	
Period - From	01/04/2	018	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	16 Aruma Ct BURWOOD EAST 3151	\$1,000,000	10/05/2018
2	31 Ballantyne St BURWOOD EAST 3151	\$960,000	02/07/2018
3	8 Rishon Av BLACKBURN SOUTH 3130	\$944,000	08/09/2018

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.

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Indicative Selling Price \$900,000 - \$990,000 **Median House Price** June guarter 2018: \$1,063,500



Single level home

1 3

Rooms:

Property Type: Single Level

House

Land Size: 620 (approx.) sgm

approx

Agent Comments

Comparable Properties



16 Aruma Ct BURWOOD EAST 3151 (REI/VG)







Price: \$1,000,000 Method: Private Sale Date: 10/05/2018

Rooms: -

Property Type: House (Res) Land Size: 602 sqm approx

Agent Comments

This home has one more bedroom however has one less bathroom and on smaller land than 53 Sevenoaks Rd Burwood East



31 Ballantyne St BURWOOD EAST 3151 (REI/VG)









Price: \$960,000 Method: Private Sale Date: 02/07/2018

Rooms: 5

Property Type: House Land Size: 615 sqm approx

Agent Comments

This home is older and with one less bathroom & no garage compared to 53 Sevenoaks Rd **Burwood East**



8 Rishon Av BLACKBURN SOUTH 3130 (REI)







Price: \$944,000 Method: Auction Sale Date: 08/09/2018

Rooms: 7

Property Type: House (Res) Land Size: 582 sqm approx

Agent Comments

This home has one extra bedroom however is on smaller land than 53 Sevenoaks Rd Burwood East

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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.