

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

## Median sale price

Median price \$1,063,500 House X Unit Suburb Burwood East

Period - From 01/04/2018 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.

|   | Address 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.



3 2 2

**Rooms:**

**Property Type:** Single Level House

**Land Size:** 620 (approx.) sqm approx

**Agent Comments**

Single level home

## Comparable Properties



**16 Aruma Ct BURWOOD EAST 3151 (REI/VG)**

4 1 2

**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)**

3 1 -

**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)**

4 2 2

**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