

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

2 Banbury Street, Burwood East Vic 3151

Indicative selling price

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

Single price

\$1,130,000

Median sale price

Median price

\$1,055,000

Property Type

House

Suburb

Burwood East

Period - From

01/10/2019

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	79 Sevenoaks Rd BURWOOD EAST 3151	\$1,108,000	31/10/2020
2	26 Pickford St BURWOOD EAST 3151	\$1,060,000	26/06/2020
3	484 Highbury Rd MOUNT WAVERLEY 3149	\$1,200,000	01/06/2020

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:

30/11/2020 09:25



 4  2  2

Rooms: 5
Property Type: House (Res)
Land Size: 640 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,130,000
Median House Price
Year ending September 2020: \$1,055,000

Comparable Properties



79 Sevenoaks Rd BURWOOD EAST 3151 (REI) [Agent Comments](#)

 6  2  4

Price: \$1,108,000
Method: Auction Sale
Date: 31/10/2020
Property Type: House (Res)
Land Size: 616 sqm approx

26 Pickford St BURWOOD EAST 3151 (VG) [Agent Comments](#)

 6  -  -

Price: \$1,060,000
Method: Sale
Date: 26/06/2020
Property Type: House (Res)
Land Size: 592 sqm approx

484 Highbury Rd MOUNT WAVERLEY 3149 (REI/VG) [Agent Comments](#)

 5  1  2

Price: \$1,200,000
Method: Private Sale
Date: 01/06/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 725 sqm approx