

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 6 Strathbogie Walk, 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 \$1,180,000 House X Unit Suburb Burwood East

Period - From 01/04/2017 to 30/06/2017 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	79a Eley Rd BOX HILL SOUTH 3128	\$1,020,000	27/03/2017
2	2/36 Swayfield Rd MOUNT WAVERLEY 3149	\$1,011,000	03/06/2017
3	21 Cornfield Gr BOX HILL SOUTH 3128	\$951,000	28/06/2017

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: House (Res)

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



79a Eley Rd BOX HILL SOUTH 3128 (VG)

Agent Comments

3 - -

Price: \$1,020,000

Method: Sale

Date: 27/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 343 sqm approx



2/36 Swayfield Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,011,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 297 sqm approx



21 Cornfield Gr BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 2

Price: \$951,000

Method: Private Sale

Date: 28/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 345 sqm approx