## 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              | 1/361 Blackburn Road, Burwood East Vic 3151 |
|----------------------|---|
| Including suburb and |   |
| postcode             |   |
|                      |   |

#### Indicative selling price

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

| Range between \$1,080,000 | & | \$1,180,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

#### Median sale price

| Median price  | \$1,265,000 | Pro | perty Type | House |        | Suburb | Burwood East |
|---------------|-------------|-----|------------|-------|--------|--------|--------------|
| Period - From | 01/01/2025  | to  | 31/03/2025 |       | 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

| Add | dress of comparable property     | Price       | Date of sale |
|-----|----------------------------------|-------------|--------------|
| 1   | 12B Tanner St GLEN WAVERLEY 3150 | \$1,125,000 | 29/03/2025   |
| 2   | 1/47 Station St BURWOOD 3125     | \$1,111,000 | 22/03/2025   |
| 3   | 3/16 Johnston St BURWOOD 3125    | \$1,230,000 | 30/11/2024   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 01/05/2025 10:31 |
|--|------------------|













**Property Type:**Agent Comments

Indicative Selling Price \$1,080,000 - \$1,180,000 Median House Price March quarter 2025: \$1,265,000

## Comparable Properties



12B Tanner St GLEN WAVERLEY 3150 (REI/VG)

4





1

Agent Comments

**Price:** \$1,125,000 **Method:** Private Sale **Date:** 29/03/2025

**Property Type:** Townhouse (Single) **Land Size:** 435 sqm approx



1/47 Station St BURWOOD 3125 (REI)

4





2

**Agent Comments** 

**Price:** \$1,111,000 **Method:** Auction Sale **Date:** 22/03/2025

**Property Type:** Townhouse (Res) **Land Size:** 281 sqm approx



3/16 Johnston St BURWOOD 3125 (REI/VG)

=1

4



6

2

**Price:** \$1,230,000 **Method:** Auction Sale **Date:** 30/11/2024

Property Type: Townhouse (Res)

Agent Comments

Account - VICPROP | P: 03 8888 1011





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