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

1 Benwerrin Drive, Burwood East Vic 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	Range between \$1,070,000		&		\$1,150,000				
Median sale price									
Median price	\$1,289,000	Pro	Property Type House		se		Suburb	Burwood East	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	13 Saxon St BURWOOD EAST 3151	\$1,289,000	11/12/2024
2	3 Medhurst St BURWOOD EAST 3151	\$1,240,000	23/11/2024
3	7 Range Rd BURWOOD EAST 3151	\$1,230,000	09/11/2024

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:

26/02/2025 22:36









Property Type: Agent Comments Indicative Selling Price \$1,070,000 - \$1,150,000 Median House Price Year ending December 2024: \$1,289,000

Comparable Properties

13 Saxon St BURWOOD EAST 3151 (REI/VG) 1 1 2 Price: \$1,289,000 Method: Sold Before Auction Date: 11/12/2024 Property Type: House (Res) Land Size: 534 sqm approx	Agent Comments
3 Medhurst St BURWOOD EAST 3151 (REI/VG) 3 1 2 Price: \$1,240,000 Method: Auction Sale Date: 23/11/2024 Property Type: House (Res) Land Size: 586 sqm approx	Agent Comments
7 Range Rd BURWOOD EAST 3151 (REI/VG) 4 1 2 Price: \$1,230,000 Method: Auction Sale Date: 09/11/2024 Property Type: House (Res) Land Size: 590 sqm approx	Agent Comments

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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