

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 LA FRANK STREET BURWOOD VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,426,750

Property type

House

Suburb

Burwood

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

177 BURWOOD HIGHWAY BURWOOD EAST VIC 3151	1078000	06-Apr-22
5 EMILY COURT BURWOOD EAST VIC 3151	1056668	11-May-22
163 STATION STREET BURWOOD VIC 3125	1100000	02-Apr-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**177 BURWOOD HIGHWAY
BURWOOD EAST VIC 3151**

 3  1  2

Sold Price **1078000** Sold Date **06-Apr-22**

Distance **1.75km**



**5 EMILY COURT BURWOOD EAST
VIC 3151**

 3  2  2

Sold Price ^{RS} **1056668** ^{UN} Sold Date **11-May-22**

Distance **1.69km**



**163 STATION STREET BURWOOD
VIC 3125**

 3  1  2

Sold Price **1100000** Sold Date **02-Apr-22**

Distance **1.18km**

RS = Recent sale **UN** = Undisclosed Sale

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