

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	1 Leonard St BURWOOD 3125	\$1,363,500	22/04/2017
2	45 Finch St BURWOOD 3125	\$1,270,600	17/06/2017
3	50 Finch St BURWOOD 3125	\$1,170,000	12/08/2017

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.



Rooms:

Property Type:

Agent Comments

Original home on elevated block with north backyard.

Comparable Properties



1 Leonard St BURWOOD 3125 (REI)



Agent Comments

Corner block

Price: \$1,363,500

Method: Auction Sale

Date: 22/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 620 sqm approx



45 Finch St BURWOOD 3125 (REI)



Agent Comments

Price: \$1,270,600

Method: Auction Sale

Date: 17/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 585 sqm approx



50 Finch St BURWOOD 3125 (REI)



Agent Comments

Price: \$1,170,000

Method: Auction Sale

Date: 12/08/2017

Rooms: -

Property Type: House

Land Size: 590 sqm approx