

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

8 ELLEN COURT 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

\$2,200,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,374,000

Property type

House

Suburb

Burwood

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

| | | |
|---|-------------|-----------|
| 41 ARTHUR STREET BURWOOD VIC 3125 | \$2,100,000 | 28-Jan-25 |
| 5 INGA STREET BURWOOD EAST VIC 3151 | \$2,467,500 | 01-Feb-25 |
| 11 LORRAINE DRIVE BURWOOD EAST VIC 3151 | \$2,500,000 | 22-Mar-25 |

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 6 months.~~

This Statement of Information was prepared on: 12 April 2025