

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 ALICE STREET BURWOOD EAST VIC 3151

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

House

Suburb

Burwood East

Period-from

10 Apr 2024

to

10 Oct 2024

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

1/317 BLACKBURN ROAD BURWOOD EAST VIC 3151	\$805,000	19-Apr-24
6/22 MIDDLEBOROUGH ROAD BURWOOD EAST VIC 3151	\$853,000	15-Jun-24
11/26 JONATHAN AVENUE BURWOOD EAST VIC 3151	\$840,000	06-Jul-24

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: 10 October 2024