

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

20 Pearce Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,191,000 Property Type House Suburb Burwood

Period - From 01/07/2019 to 30/09/2019 Source 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.

	Address of comparable property	Price	Date of sale
1	33 Cypress Av BURWOOD 3125	\$1,301,000	30/10/2019
2	49 Essex Rd MOUNT WAVERLEY 3149	\$1,290,000	16/11/2019
3	30 Fulton Cr BURWOOD 3125	\$1,226,100	24/10/2019

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:

18/11/2019 10:16



Property Type: House (Res)

Land Size: 801 sqm approx

Agent Comments

Comparable Properties



33 Cypress Av BURWOOD 3125 (REI)

Agent Comments



Price: \$1,301,000

Method: Private Sale

Date: 30/10/2019

Property Type: House (Res)

Land Size: 683 sqm approx



49 Essex Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,290,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 664 sqm approx



30 Fulton Cr BURWOOD 3125 (REI)

Agent Comments



Price: \$1,226,100

Method: Sold Before Auction

Date: 24/10/2019

Property Type: House (Res)

Land Size: 618 sqm approx