

# 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 23 Dorothy Street, Burwood East Vic 3151

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,103,000 Property Type House Suburb Burwood East

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	5 Skene St, Burwood East, Vic 3151, Australia	\$1,020,000	26/10/2019
2	7 Tiller St BURWOOD EAST 3151	\$1,183,000	21/09/2019
3	51 Tainton Rd BURWOOD EAST 3151	\$1,020,000	07/09/2019

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: 04/11/2019 14:33



 2    -    1

**Property Type:** House (Res)

**Land Size:** 696 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

September quarter 2019: \$1,103,000

## Comparable Properties

5 Skene St, Burwood East, Vic 3151, Australia (REI) Agent Comments

 3    1    1

**Price:** \$1,020,000

**Method:**

**Date:** 26/10/2019

**Property Type:** House



7 Tiller St BURWOOD EAST 3151 (REI) Agent Comments

 4    2    -

**Price:** \$1,183,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 673 sqm approx

51 Tainton Rd BURWOOD EAST 3151 (REI/VG) Agent Comments

 3    1    2

**Price:** \$1,020,000

**Method:** Sold Before Auction

**Date:** 07/09/2019

**Property Type:** House (Res)

**Land Size:** 726 sqm approx