

# 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 Witchwood Crescent, 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 \$1,400,000 & \$1,500,000

### 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	21 Gordon Rd, Mount Waverley, Vic 3149, Australia	\$1,415,000	22/08/2019
2	40 Indra Rd BLACKBURN SOUTH 3130	\$1,860,000	20/07/2019
3	5 Gissing St BLACKBURN SOUTH 3130	\$1,405,000	24/08/2019

**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: 01/11/2019 17:17



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**Property Type:** House  
**Land Size:** 563 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
September quarter 2019: \$1,103,000

## Comparable Properties

21 Gordon Rd, Mount Waverley, Vic 3149, Australia (REI)

**Agent Comments**

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**Price:** \$1,415,000  
**Method:**  
**Date:** 22/08/2019  
**Property Type:** House



40 Indra Rd BLACKBURN SOUTH 3130 (REI/VG)

**Agent Comments**

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**Price:** \$1,860,000  
**Method:** Auction Sale  
**Date:** 20/07/2019  
**Property Type:** House  
**Land Size:** 580 sqm approx



5 Gissing St BLACKBURN SOUTH 3130 (REI/VG)

**Agent Comments**

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**Price:** \$1,405,000  
**Method:** Auction Sale  
**Date:** 24/08/2019  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 732 sqm approx