

## 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

24 Royton 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$975,000

Property type

House

Suburb

Burwood East

Period-from

01 Sep 2018

to

31 Aug 2019

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

7 Pippin Avenue Burwood East VIC 3151	\$820,000	15-Mar-19
174 Holland Road Burwood East VIC 3151	\$835,000	06-Apr-19
4 Ewart Court Burwood East VIC 3151	\$880,500	04-May-19

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: 16 September 2019

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**7 Pippin Avenue Burwood East VIC 3151**

 3  1  1

Sold Price

**\$820,000**

Sold Date

**15-Mar-19**

Distance

**0.68km**



**174 Holland Road Burwood East VIC 3151**

 3  1  1

Sold Price

**\$835,000**

Sold Date

**06-Apr-19**

Distance

**0.61km**



**4 Ewart Court Burwood East VIC 3151**

 4  2  2

Sold Price

**\$880,500**

Sold Date

**04-May-19**

Distance

**1.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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