

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 TERANG AVENUE 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

\$1,190,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

House

Suburb

Burwood East

Period-from

01 May 2024

to

30 Apr 2025

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

5 CROW STREET BURWOOD EAST VIC 3151	\$1,265,000	15-Mar-25
3 MEDHURST STREET BURWOOD EAST VIC 3151	\$1,240,000	23-Nov-24
13 SAXON STREET BURWOOD EAST VIC 3151	\$1,289,000	11-Dec-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: 07 May 2025



5 CROW STREET BURWOOD EAST VIC 3151

Sold Price

^{RS}

\$1,265,000

Sold Date

15-Mar-25

3

2

4

Distance

0.34km



3 MEDHURST STREET BURWOOD EAST VIC 3151

Sold Price

\$1,240,000

Sold Date

23-Nov-24

3

1

2

Distance

0.42km



13 SAXON STREET BURWOOD EAST VIC 3151

Sold Price

\$1,289,000

Sold Date

11-Dec-24

3

1

2

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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