

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

11 Highview Grove, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,280,000 Property Type House Suburb Burwood East

Period - From 01/04/2023 to 30/06/2023 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	15 Pippin Av BURWOOD EAST 3151	\$1,185,000	18/03/2023
2	7 Winton St BURWOOD 3125	\$1,180,000	11/07/2023
3	24 Vicki St BLACKBURN SOUTH 3130	\$1,080,000	25/03/2023

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:

18/07/2023 12:32



3 1 2

Property Type: House
Land Size: 616 sqm approx
Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 June quarter 2023: \$1,280,000

Comparable Properties



15 Pippin Av BURWOOD EAST 3151 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,185,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 582 sqm approx



7 Winton St BURWOOD 3125 (REI) **Agent Comments**

3 1 2

Price: \$1,180,000
Method: Private Sale
Date: 11/07/2023
Property Type: House
Land Size: 592 sqm approx



24 Vicki St BLACKBURN SOUTH 3130 (REI/VG) **Agent Comments**

3 1 3

Price: \$1,080,000
Method: Private Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 580 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017