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 | Gareth Drive, Burwood East Vic 3151 |
|---------------------------------------|-------------------------------------|
|---------------------------------------|-------------------------------------|

Indicative selling price

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

| Range between \$1,050,000 | & | \$1,155,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,280,000 | Pro | perty Type H | louse | | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-------------|--------------|
| 1 | 20 Davis St BURWOOD EAST 3151 | \$1,092,000 | 15/04/2023 |
| 2 | 30 Bonview Cr BURWOOD EAST 3151 | \$1,022,000 | 26/08/2023 |
| 3 | 30 Dorothy St BURWOOD EAST 3151 | \$1,000,000 | 05/06/2023 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 12/09/2023 14:58 |
|--|------------------|





Jared Wei 03 8849 8088 0413 260 872 jaredwei@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,155,000 Median House Price June quarter 2023: \$1,280,000





Property Type: House **Land Size:** 539 sqm approx Agent Comments

Comparable Properties

20 Davis St BURWOOD EAST 3151 (REI/VG)

□ 3 **□** 1 **□**

Price: \$1,092,000 **Method:** Auction Sale **Date:** 15/04/2023

Property Type: House (Res) Land Size: 649 sqm approx

Agent Comments



30 Bonview Cr BURWOOD EAST 3151 (REI)

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Price: \$1,022,000 **Method:** Auction Sale **Date:** 26/08/2023

Property Type: House (Res) **Land Size:** 553 sqm approx

Agent Comments



30 Dorothy St BURWOOD EAST 3151 (REI/VG) Agent Comments

1 3 **1** 6

Price: \$1,000,000
Method: Private Sale
Date: 05/06/2023
Property Type: House

Land Size: 481 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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