

## 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

13 Sandowen Avenue, Burwood East VIC 3151
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### 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

\$1,295,000
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### Median sale price

Median price

\$1,250,000
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Property type

House
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Suburb

Burwood East
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Period - From

1 Jan 2024
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to

31 Mar 2024
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Source

REIV
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### Comparable property sales

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. 33 Lindisfarne Drive, Burwood East	\$ 1,299,000	27/4/24
2. 6 Hutchinson Street, Burwood East	\$ 1,360,000	25/1/24
3. 18 Worthing Avenue, Burwood East	\$1,276,500	23/3/24
4. 18 Sandowen Avenue, Burwood East	\$ 1,410,000	23/9/23

This Statement of Information was prepared on: 

19/06/2024
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## Comparable properties



**\$ 1,299,000**

33 Lindisfarne Drive, Burwood East, Victoria

DATE: 27/4/24

PROPERTY TYPE: House

 3  1  
 2  536sqm



**\$1,360,000**

6 Hutchinson Street, Burwood East, Victoria

DATE: 25/1/24

PROPERTY TYPE: House

 3  1  
 2  708 sqm



**\$1,276,500**

18 Worthing Avenue, Burwood East, Victoria

DATE: 23/3/24

PROPERTY TYPE: House

 3  1  
 1  536 sqm x

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee