

# 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

15A Cornish Road, 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)

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

### Median sale price

Median price \$1,270,000 Property Type House Suburb Burwood East

Period - From 01/01/2023 to 31/03/2023 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	55 Delmore Cr GLEN WAVERLEY 3150	\$1,335,000	24/06/2023
2	75a Larch Cr MOUNT WAVERLEY 3149	\$1,330,000	13/04/2023
3	11 Christa Av BURWOOD EAST 3151	\$1,287,000	27/05/2023

**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:

03/07/2023 19:52

15A Cornish Road, Burwood East Vic 3151

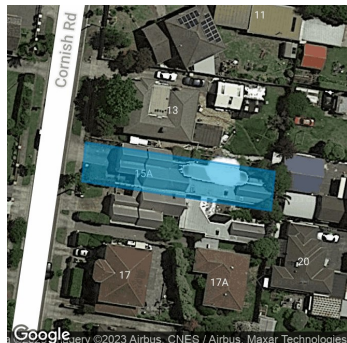
**Jellis  
Craig**

Christine Bafas

9908 5700

0427 835 610

christinebafas@jellisrcraig.com.au



 3    2    2

**Property Type:** House  
**Land Size:** 397 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
March quarter 2023: \$1,270,000

## Comparable Properties



**55 Delmore Cr GLEN WAVERLEY 3150 (REI)**   **Agent Comments**

 3    2    2

**Price:** \$1,335,000  
**Method:** Auction Sale  
**Date:** 24/06/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 225 sqm approx



**75a Larch Cr MOUNT WAVERLEY 3149 (REI/VG)**   **Agent Comments**

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**Price:** \$1,330,000  
**Method:** Private Sale  
**Date:** 13/04/2023  
**Property Type:** House  
**Land Size:** 300 sqm approx



**11 Christa Av BURWOOD EAST 3151 (REI)**   **Agent Comments**

 4    4    2

**Price:** \$1,287,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 290 sqm approx

**Account - Jellis Craig** | P: (03) 9908 5700



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