

## 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

16 ROBERT STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,227,500

Property type

House

Suburb

Burwood East

Period-from

01 Aug 2022

to

31 Jul 2023

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

21 MUDGE STREET BURWOOD EAST VIC 3151	1300000	02-Apr-23
19 DAVIS STREET BURWOOD EAST VIC 3151	1270000	22-Jul-23
34 ROBINLEE AVENUE BURWOOD EAST VIC 3151	1334000	29-Jul-23

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: 30 August 2023



**21 MUDGEE STREET BURWOOD EAST VIC 3151**

 3  2  2

Sold Price

**1300000**

Sold Date **02-Apr-23**

Distance **1.58km**



**19 DAVIS STREET BURWOOD EAST VIC 3151**

 3  2  2

Sold Price

<sup>RS</sup> **1270000**

Sold Date **22-Jul-23**

Distance **0.89km**



**34 ROBINLEE AVENUE BURWOOD EAST VIC 3151**

 3  2  2

Sold Price

<sup>RS</sup> **1334000**

Sold Date **29-Jul-23**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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