

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

17 Banbury Street, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,250,500 Property Type House Suburb Burwood East

Period - From 01/01/2024 to 31/03/2024 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	11 Benwerrin Dr BURWOOD EAST 3151	\$1,182,000	23/03/2024
2	589 Highbury Rd BURWOOD EAST 3151	\$1,041,500	04/05/2024
3	168 Mahoneys Rd FOREST HILL 3131	\$1,040,000	10/04/2024

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:

11/06/2024 16:45



Property Type: House

Land Size: 591 sqm approx

Agent Comments

Comparable Properties



11 Benwerrin Dr BURWOOD EAST 3151 (REI) Agent Comments



Price: \$1,182,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 592 sqm approx



589 Highbury Rd BURWOOD EAST 3151 (REI/VG) Agent Comments



Price: \$1,041,500

Method: Auction Sale

Date: 04/05/2024

Property Type: House

Land Size: 592 sqm approx



168 Mahoneys Rd FOREST HILL 3131 (REI/VG) Agent Comments



Price: \$1,040,000

Method: Private Sale

Date: 10/04/2024

Property Type: House

Land Size: 531 sqm approx