

# 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

2 Ramsey 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)

Range between \$1,050,000

&

\$1,150,000

### 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	29 Bellevue Av BURWOOD EAST 3151	\$1,150,000	25/11/2023
2	9 Faye St BURWOOD EAST 3151	\$1,133,800	24/02/2024
3	6 Joan Cr BURWOOD EAST 3151	\$1,080,000	28/10/2023

**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:

19/04/2024 09:57

2 Ramsey Street, Burwood East Vic 3151



Peter Alamaras  
9830 8000  
0417 018 557  
palamaras@woodards.com.au



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 585 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
March quarter 2024: \$1,250,500

## Comparable Properties



29 Bellevue Av BURWOOD EAST 3151  
(REI/VG)

Agent Comments



**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** House (Res)  
**Land Size:** 588 sqm approx



9 Faye St BURWOOD EAST 3151 (REI/VG)

Agent Comments



**Price:** \$1,133,800  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 572 sqm approx



6 Joan Cr BURWOOD EAST 3151 (REI/VG)

Agent Comments



**Price:** \$1,080,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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