

## 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 WILKINSON 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,244,000

Property type

House

Suburb

Burwood East

Period-from

01 Oct 2022

to

30 Sep 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

8/26 JONATHAN AVENUE BURWOOD EAST VIC 3151	\$877,000	30-Jun-23
1/12 CALYPSO COURT FOREST HILL VIC 3131	\$905,000	29-Jun-23
13 ENFIELD PLACE FOREST HILL VIC 3131	\$925,000	22-Apr-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: 06 October 2023



**8/26 JONATHAN AVENUE  
BURWOOD EAST VIC 3151**

3 1 2

Sold Price

<sup>RS</sup>

**\$877,000**

Sold Date

**30-Jun-23**

Distance

**0.4km**



**1/12 CALYPSO COURT FOREST  
HILL VIC 3131**

3 2 1

Sold Price

**\$905,000**

Sold Date

**29-Jun-23**

Distance

**1.56km**



**13 ENFIELD PLACE FOREST HILL  
VIC 3131**

3 2 2

Sold Price

**\$925,000**

Sold Date

**22-Apr-23**

Distance

**1.52km**

RS = Recent sale

UN = Undisclosed Sale

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