

# 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

20 Bentham Court, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,580,000

### Median sale price

Median price \$1,401,501 Property Type House Suburb Burwood

Period - From 01/04/2023 to 30/06/2023 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	2/5 Gloucester St MOUNT WAVERLEY 3149	\$1,584,000	16/07/2023
2	10 Brockhoff Dr BURWOOD 3125	\$1,580,000	15/08/2023
3	2/5 Harcourt St ASHWOOD 3147	\$1,580,000	20/06/2023

**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:

23/08/2023 10:43



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**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 503 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,450,000 - \$1,580,000

**Median House Price**

June quarter 2023: \$1,401,501

## Comparable Properties



**2/5 Gloucester St MOUNT WAVERLEY 3149 (REI)**

[Agent Comments](#)

4 3 2

**Price:** \$1,584,000

**Method:** Auction Sale

**Date:** 16/07/2023

**Property Type:** Townhouse (Res)



**10 Brockhoff Dr BURWOOD 3125 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$1,580,000

**Method:** Private Sale

**Date:** 15/08/2023

**Property Type:** House



**2/5 Harcourt St ASHWOOD 3147 (REI/VG)**

[Agent Comments](#)

4 3 2

**Price:** \$1,580,000

**Method:** Private Sale

**Date:** 20/06/2023

**Property Type:** House

Account - Barry Plant | P: 03 9803 0400