

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

23 Carver Street, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Burwood East

Period - From 01/01/2023 to 31/03/2023 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	5 Banbury St BURWOOD EAST 3151	\$1,330,000	25/03/2023
2	9 Keats St BURWOOD EAST 3151	\$1,250,000	13/05/2023
3	9 Ridley St BURWOOD EAST 3151	\$1,206,000	01/07/2023

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:

12/07/2023 08:33



Rooms: 6

Property Type: House

Land Size: 593 sqm approx

Agent Comments

Comparable Properties

5 Banbury St BURWOOD EAST 3151 (REI/VG) Agent Comments



Price: \$1,330,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 589 sqm approx



9 Keats St BURWOOD EAST 3151 (REI) Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 13/05/2023

Property Type: House (Res)

Land Size: 582 sqm approx



9 Ridley St BURWOOD EAST 3151 (REI) Agent Comments



Price: \$1,206,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 585 sqm approx