

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

3 SHERATON CLOSE BURWOOD EAST VIC 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,289,000

Property type

House

Suburb

Burwood East

Period-from

01 Jun 2023

to

31 May 2024

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

2 CARRINGTON COURT BURWOOD EAST VIC 3151	\$1,450,000	30-Apr-24
17 NEWHAVEN ROAD BURWOOD EAST VIC 3151	\$1,402,000	20-Apr-24

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: 27 June 2024



2 CARRINGTON COURT BURWOOD Sold Price
EAST VIC 3151

\$1,450,000 Sold Date **30-Apr-24**

 4  3  2

Distance **0.1km**



17 NEWHAVEN ROAD BURWOOD Sold Price
EAST VIC 3151

^{RS} **\$1,402,000** Sold Date **20-Apr-24**

 4  2  2

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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