

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 30 Benwerrin Drive, 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 \$1,244,000 Property Type House Suburb Burwood East

Period - From 01/07/2022 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	6 Cohuna Ct BURWOOD EAST 3151	\$1,380,000	08/05/2023
2	19 Davis St BURWOOD EAST 3151	\$1,270,000	22/07/2023
3	9 Keats St BURWOOD EAST 3151	\$1,250,000	13/05/2023

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: 13/10/2023 09:56



4 2 1

Rooms: 7
Property Type: House (Res)
Land Size: 585 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
Year ending June 2023: \$1,244,000

Comparable Properties



6 Cohuna Ct BURWOOD EAST 3151 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$1,380,000
Method: Private Sale
Date: 08/05/2023
Property Type: House (Res)
Land Size: 565 sqm approx



19 Davis St BURWOOD EAST 3151 (REI/VG) [Agent Comments](#)

4 2 3

Price: \$1,270,000
Method: Auction Sale
Date: 22/07/2023
Property Type: House (Res)
Land Size: 588 sqm approx



9 Keats St BURWOOD EAST 3151 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$1,250,000
Method: Sold Before Auction
Date: 13/05/2023
Property Type: House (Res)
Land Size: 582 sqm approx