

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

34 Carver Street, Burwood East Vic 3151

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Burwood East

Period - From 01/04/2023 to 31/03/2024 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	3 Maxwell Gr GLEN WAVERLEY 3150	\$2,900,000	07/04/2024
2	4 Esperance Rd MOUNT WAVERLEY 3149	\$2,850,000	03/02/2024
3			

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:

15/04/2024 10:03

34 Carver Street, Burwood East Vic 3151

**Jellis
Craig**

Jared Wei

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Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

Year ending March 2024: \$1,300,000



 5  5  2

Property Type: House (Res)

Land Size: 638 sqm approx

Agent Comments

Comparable Properties



3 Maxwell Gr GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  2  2

Price: \$2,900,000

Method: Auction Sale

Date: 07/04/2024

Property Type: House (Res)



4 Esperance Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 5  5  2

Price: \$2,850,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 652 sqm approx

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.

Account - Jellis Craig | P: 03 88498088



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