

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 RUSTIC AVENUE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Burwood East

Period-from

01 Jan 2023

to

31 Dec 2023

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

32 RUSTIC AVENUE BURWOOD EAST VIC 3151	\$1,331,000	02-Dec-23
1/27 GREENWOOD STREET BURWOOD VIC 3125	\$1,231,500	05-Aug-23
2/9 HAVELOCK STREET BURWOOD VIC 3125	\$1,140,000	26-Aug-23

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: 22 January 2024



**32 RUSTIC AVENUE BURWOOD
EAST VIC 3151**

4 2 2

Sold Price ^{RS} **\$1,331,000** Sold Date **02-Dec-23**

Distance **0.02km**



**1/27 GREENWOOD STREET
BURWOOD VIC 3125**

4 3 1

Sold Price **\$1,231,500** Sold Date **05-Aug-23**

Distance **0.78km**



**2/9 HAVELOCK STREET
BURWOOD VIC 3125**

4 2 2

Sold Price **\$1,140,000** Sold Date **26-Aug-23**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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