

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

4 Hale Court, Burwood East Vic 3151

Indicative selling price

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

Range between \$950,000 & \$1,000,000

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.

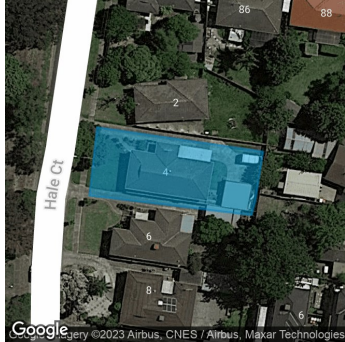
	Address of comparable property	Price	Date of sale
1	131 Burwood Hwy BURWOOD EAST 3151	\$950,000	03/02/2023
2	4 Jonathan Av BURWOOD EAST 3151	\$951,000	09/05/2023
3	143 Middleborough Rd BOX HILL SOUTH 3128	\$970,000	04/02/2023

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:

07/07/2023 18:25



Property Type: House

Agent Comments

Comparable Properties



131 Burwood Hwy BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$950,000

Method: Sold Before Auction

Date: 03/02/2023

Property Type: House (Res)

Land Size: 585 sqm approx



4 Jonathan Av BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$951,000

Method: Private Sale

Date: 09/05/2023

Property Type: House

Land Size: 581 sqm approx



143 Middleborough Rd BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$970,000

Method: Auction Sale

Date: 04/02/2023

Property Type: House (Res)

Land Size: 603 sqm approx