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STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 4 Robert St Burwood East 3151

Including suburb and
postcode

Indicative selling price

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

Single price \$998,000 or range between \$* & \$

Median sale price

Median price \$1,290,000 Property Type House Suburb Burwood East

Period - From 1/5/23 to 30/4/24 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 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 |
|---------------------------------|-------------|--------------|
| 1 160 Eley Rd Burwood East | \$985,000 | 16/03/24 |
| 2 589 Highbury Rd Burwood East | \$1,041,500 | 04/05/24 |
| 3 11 Robert Street Burwood East | \$1,185,000 | 12/12/23 |

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 six months.

This Statement of Information was prepared on: