

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 Saffron Court, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,305,000 Property Type House Suburb Burwood East

Period - From 01/07/2023 to 30/09/2023 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.

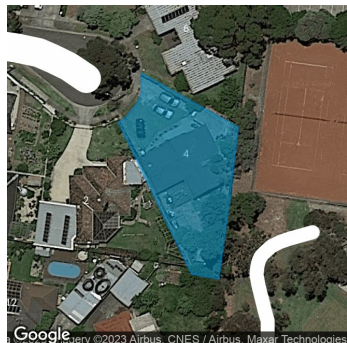
	Address of comparable property	Price	Date of sale
1	34 Robinlee Av BURWOOD EAST 3151	\$1,334,000	29/07/2023
2	19 Davis St BURWOOD EAST 3151	\$1,270,000	22/07/2023
3	17 Somerset Ct BLACKBURN SOUTH 3130	\$1,201,000	21/10/2023

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:

23/10/2023 17:25



Property Type: House

Land Size: 683.374 sqm approx

[Agent Comments](#)

Comparable Properties



34 Robinlee Av BURWOOD EAST 3151 (REI/VG)

[Agent Comments](#)



Price: \$1,334,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 591 sqm approx



19 Davis St BURWOOD EAST 3151 (REI/VG)

[Agent Comments](#)



Price: \$1,270,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House (Res)

Land Size: 588 sqm approx



17 Somerset Ct BLACKBURN SOUTH 3130 (REI)

[Agent Comments](#)



Price: \$1,201,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 676 sqm approx