

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 Trent Court, Burwood East Vic 3151

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

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

Period - From 01/10/2023 to 31/12/2023 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	72 Baratta St BLACKBURN SOUTH 3130	\$990,000	16/12/2023
2	21 Medhurst St BURWOOD EAST 3151	\$958,000	28/10/2023
3	2 Wilkinson St BURWOOD EAST 3151	\$900,000	11/11/2023

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:

23/01/2024 09:49



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
December quarter 2023: \$1,300,000

Comparable Properties



72 Baratta St BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$990,000
Method: Private Sale
Date: 16/12/2023
Property Type: House



21 Medhurst St BURWOOD EAST 3151 (REI) Agent Comments



Price: \$958,000
Method: Private Sale
Date: 28/10/2023
Property Type: House
Land Size: 563 sqm approx



2 Wilkinson St BURWOOD EAST 3151 (REI) Agent Comments



Price: \$900,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 376 sqm approx

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