

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

41 TAINTON ROAD 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,289,000

Property type

House

Suburb

Burwood East

Period-from

01 Jun 2023

to

31 May 2024

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

38 DEANSWOOD ROAD FOREST HILL VIC 3131	\$1,225,000	06-Apr-24
531 SPRINGVALE ROAD VERMONT SOUTH VIC 3133	\$1,280,000	29-Feb-24
3 GRANYA COURT BLACKBURN SOUTH VIC 3130	\$1,245,000	22-Feb-24

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: 20 June 2024



38 DEANSWOOD ROAD FOREST HILL VIC 3131

Sold Price

^{RS}

\$1,225,000

Sold Date

06-Apr-24

4 2 2

Distance

1.11km



531 SPRINGVALE ROAD VERMONT SOUTH VIC 3133

Sold Price

\$1,280,000

Sold Date

29-Feb-24

4 2 2

Distance

1.26km



3 GRANYA COURT BLACKBURN SOUTH VIC 3130

Sold Price

\$1,245,000

Sold Date

22-Feb-24

4 2 1

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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