

## 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

53 MUDGEE STREET BURWOOD EAST VIC 3151

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,245,934

Property type

House

Suburb

Burwood East

Period-from

01 Jul 2022

to

30 Jun 2023

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

|   |             |           |
|---|-------------|-----------|
| 20 DAVIS STREET BURWOOD EAST VIC 3151   | \$1,092,000 | 15-Apr-23 |
| 26 TANTON ROAD BURWOOD EAST VIC 3151    | \$1,120,000 | 06-May-23 |
| 52 DOROTHY STREET BURWOOD EAST VIC 3151 | \$1,205,000 | 26-Apr-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 6 months.~~

This Statement of Information was prepared on: 11 July 2023



**20 DAVIS STREET BURWOOD  
EAST VIC 3151**

3 1 2

Sold Price <sup>RS</sup> **\$1,092,000** Sold Date **15-Apr-23**

Distance **0.63km**



**26 TAINTON ROAD BURWOOD  
EAST VIC 3151**

3 1 2

Sold Price <sup>RS</sup> **\$1,120,000** Sold Date **06-May-23**

Distance **1.41km**



**52 DOROTHY STREET BURWOOD  
EAST VIC 3151**

3 1 2

Sold Price <sup>RS</sup> **\$1,205,000** Sold Date **26-Apr-23**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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