

# 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

6 Pear Court, 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)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,305,000

Property Type House

Suburb Burwood East

Period - From 01/01/2023

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	45 Sugarloaf CI BURWOOD EAST 3151	\$1,300,000	27/12/2023
2	7 Glenice Av BLACKBURN SOUTH 3130	\$1,290,000	17/02/2024
3	64 Benwerrin Dr BURWOOD EAST 3151	\$1,215,000	17/02/2024

**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:

18/03/2024 09:12



**Property Type:** House

**Land Size:** 702 sqm approx

Agent Comments

## Comparable Properties



**45 Sugarloaf CI BURWOOD EAST 3151 (REI)**

Agent Comments



**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 27/12/2023

**Property Type:** House (Res)



**7 Glenice Av BLACKBURN SOUTH 3130 (REI)**

Agent Comments



**Price:** \$1,290,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

**Land Size:** 749 sqm approx



**64 Benwerrin Dr BURWOOD EAST 3151 (REI)**

Agent Comments



**Price:** \$1,215,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)