

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 60 Lindisfarne Drive, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	4 Trent Ct BURWOOD EAST 3151	\$1,185,000	02/03/2024
2	19 Newhaven Rd BURWOOD EAST 3151	\$1,162,100	02/03/2024
3	13 Winton St BURWOOD 3125	\$1,143,000	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: 12/03/2024 18:42



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2023: \$1,300,000

Comparable Properties



4 Trent Ct BURWOOD EAST 3151 (REI)

Agent Comments

4 1 2

Price: \$1,185,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 586 sqm approx



19 Newhaven Rd BURWOOD EAST 3151 (REI)

Agent Comments

3 1 2

Price: \$1,162,100

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)



13 Winton St BURWOOD 3125 (REI)

Agent Comments

4 1 1

Price: \$1,143,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 593 sqm approx