

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 8 Pear Court, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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)

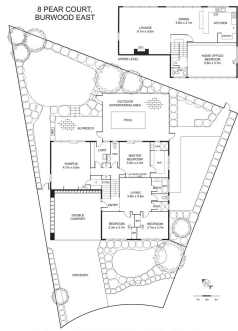
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	22 Crimson Av BLACKBURN SOUTH 3130	\$1,461,000	02/12/2023
2	4 Saffron Ct BURWOOD EAST 3151	\$1,391,000	30/11/2023
3	61 Worthing Av BURWOOD EAST 3151	\$1,376,000	25/11/2023

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: 22/01/2024 16:07



Property Type: House
Land Size: 592 sqm approx
Agent Comments

Comparable Properties



22 Crimson Av BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,461,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 672 sqm approx



4 Saffron Ct BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,391,000
Method: Auction Sale
Date: 30/11/2023
Property Type: House (Res)
Land Size: 690 sqm approx



61 Worthing Av BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,376,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 539 sqm approx