

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	14 Judith Street, Burwood Vic 3125
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,210,000
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Median sale price

Median price	\$1,385,000	Hou	ıse X	Unit		Suburb	Burwood
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

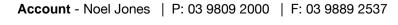
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	19 Pearce St BURWOOD 3125	\$1,225,500	29/04/2017
2	19 Christina St BURWOOD 3125	\$1,190,000	25/03/2017
3	49 Peacock St BURWOOD 3125	\$1,162,000	29/04/2017

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.

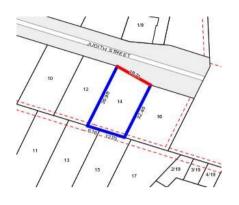






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Rooms: 4

Property Type: House (Previously

Occupied - Detached) Land Size: 633 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,210,000 **Median House Price** June guarter 2017: \$1,385,000

Comparable Properties



19 Pearce St BURWOOD 3125 (REI/VG)

Price: \$1,225,500 Method: Auction Sale Date: 29/04/2017

Rooms: -

Property Type: House (Res) Land Size: 633 sqm approx

Agent Comments



19 Christina St BURWOOD 3125 (REI/VG)



Price: \$1,190,000 Method: Auction Sale Date: 25/03/2017

Rooms: -

Property Type: House (Res) Land Size: 582 sqm approx

Agent Comments



49 Peacock St BURWOOD 3125 (REI/VG)

— 3





Price: \$1,162,000 Method: Auction Sale Date: 29/04/2017

Rooms: -

Property Type: House (Res) Land Size: 566 sqm approx

Agent Comments

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537





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