

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

28 Scott Grove, Burwood Vic 3125

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,385,000

House

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.

Address of comparable property		Price	Date of sale
1	12 Patterson Av BURWOOD 3125	\$1,702,000	16/09/2017
2	47 Ashwood Dr ASHWOOD 3147	\$1,680,000	17/06/2017
3	2 Julie Ct ASHWOOD 3147	\$1,650,000	17/06/2017

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.



4
 2
 2

Rooms:

Property Type:

Agent Comments

As fine testament to the area's enduring family appeal, this immaculately presented c.1953 home has been loved and cared for by the same family since construction. Immediately move in and enjoy its comfortable four-bedroom accommodation then launch its next exciting chapter with a smart renovation / extension, beautiful brand-new home or redevelopment project (STCA) on a parcel whose elevated 900 sqm approx dimensions already offer the excitement of Dandenong Ranges views.

Comparable Properties



12 Patterson Av BURWOOD 3125 (REI)

Agent Comments

4
 1
 1

Price: \$1,702,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 762 sqm approx



47 Ashwood Dr ASHWOOD 3147 (REI)

Agent Comments

4
 3
 3

Price: \$1,680,000

Method: Auction Sale

Date: 17/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 726 sqm approx



2 Julie Ct ASHWOOD 3147 (REI)

Agent Comments

3
 1
 2

Price: \$1,650,000

Method: Auction Sale

Date: 17/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 964 sqm approx