

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

15 Cypress Avenue, Burwood Vic 3125

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,080,000

Median sale price

Median price \$1,215,000

House

X

Unit

Suburb Burwood

Period - From 01/10/2018

to

31/12/2018

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 Essex Rd MOUNT WAVERLEY 3149	\$1,010,999	26/01/2019
2	6 Leonard St BURWOOD 3125	\$962,000	10/09/2018
3	24 Johnston St BURWOOD 3125	\$950,000	14/12/2018

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.



3 1 2

Rooms:
Property Type: House
Land Size: 685 sqm approx
Agent Comments

Indicative Selling Price
\$1,080,000

Median House Price
December quarter 2018: \$1,215,000

Comparable Properties



45 Essex Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 1

Price: \$1,010,999
Method: Private Sale
Date: 26/01/2019
Rooms: -
Property Type: House
Land Size: 664 sqm approx



6 Leonard St BURWOOD 3125 (REI/VG)

Agent Comments

3 1 1

Price: \$962,000
Method: Private Sale
Date: 10/09/2018
Rooms: -
Property Type: House
Land Size: 600 sqm approx



24 Johnston St BURWOOD 3125 (REI/VG)

Agent Comments

3 1 1

Price: \$950,000
Method: Private Sale
Date: 14/12/2018
Rooms: -
Property Type: House
Land Size: 615 sqm approx