

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	15 Cypress Avenue, Burwood Vic 3125
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,215,000	Hou	ise 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

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.

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





Price

Date of sale

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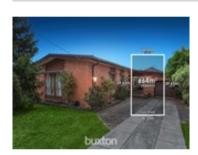
Rooms:

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)

**-**3

**6** 

Price: \$1.010.999 Method: Private Sale Date: 26/01/2019

Rooms: -

Property Type: House Land Size: 664 sqm approx **Agent Comments** 



6 Leonard St BURWOOD 3125 (REI/VG)

**-**3

Price: \$962,000 Method: Private Sale Date: 10/09/2018

Rooms: -

Property Type: House Land Size: 600 sqm approx Agent Comments



24 Johnston St BURWOOD 3125 (REI/VG)

**--** 3

Price: \$950,000 Method: Private Sale Date: 14/12/2018

Rooms: -

Property Type: House Land Size: 615 sqm approx **Agent Comments** 

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