

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 Edgewood Avenue, Burwood East Vic 3151

Indicative selling price

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

Single price

\$870,000

Median sale price

Median price

\$1,060,000

House

X

Unit

Suburb

Burwood East

Period - From

01/01/2018

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	37 Bonview Cr BURWOOD EAST 3151	\$875,000	14/09/2018
2	36 Bonview Cr BURWOOD EAST 3151	\$858,000	24/11/2018
3	5 Obrien Cr BLACKBURN SOUTH 3130	\$820,000	14/09/2018

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.



4
 2
 3

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 534 sqm approx

Agent Comments

Given its generous proportions and fabulous location this property represents the perfect opportunity for a bulletproof investment. At over 534 sqms there's plenty of scope for further development that may include a number of brand new dwellings. (STCA) The existing residence could be renovated into a superb modern home or, the fortunate buyer may choose to remove it and start over. The original residence offers four bedrooms, two bathrooms and multiple living areas and a large neat kitchen. The local area has everything family buyers need with an abundance of schools and shopping.

Comparable Properties



37 Bonview Cr BURWOOD EAST 3151 (REI/VG)

Agent Comments

3
 2
 2

Price: \$875,000

Method: Private Sale

Date: 14/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 521 sqm approx



36 Bonview Cr BURWOOD EAST 3151 (REI)

Agent Comments

4
 3
 1

Price: \$858,000

Method: Auction Sale

Date: 24/11/2018

Rooms: -

Property Type: House (Res)



5 O'Brien Cr BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4
 2
 1

Price: \$820,000

Method: Private Sale

Date: 14/09/2018

Rooms: 7

Property Type: House

Land Size: 549 sqm approx