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#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Propert</b>	y offered	for sale
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Address	15 Edgewood Avenue, Burwood East Vic 3151
Including suburb and	
postcode	

#### 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	Hou	ise X	Unit		Subur	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

	are on the particular property		
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.

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Price

Date of sale

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> **Indicative Selling Price** \$870,000 **Median House Price**

Year ending December 2018: \$1,060,000

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)

Price: \$875.000 Method: Private Sale Date: 14/09/2018

Rooms: -

Property Type: House (Res) Land Size: 521 sqm approx Agent Comments

36 Bonview Cr BURWOOD EAST 3151 (REI)





Price: \$858,000 Method: Auction Sale Date: 24/11/2018

Rooms: -

Property Type: House (Res)

**Agent Comments** 



5 Obrien Cr BLACKBURN SOUTH 3130

(REI/VG)

**--**4

Date: 14/09/2018 Rooms: 7

Price: \$820,000 Method: Private Sale

Property Type: House Land Size: 549 sqm approx **Agent Comments** 

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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