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	21 REDHILL AVENUE BURWOOD EAST VIC 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,400,000	&	$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,280,000	Property type	House	Suburb	Burwood East
Period-from	01 Oct 2023	to	30 Sep 2024	Source	Corelogic

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 6 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
23 TAYLOR AVENUE BURWOOD EAST VIC 3151	$1,510,000	12-Oct-24
31 BETTINA STREET BURWOOD EAST VIC 3151	$1,450,000	01-Oct-24
21 BOWEN CRESCENT BURWOOD EAST VIC 3151	$1,281,525	30-Aug-24

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 6 months.~~

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23 TAYLOR AVENUE BURWOOD EAST VIC 3151

4 2 1

Sold Price RS $1,510,000 Sold Date 12-Oct-24

Distance 1.86km



31 BETTINA STREET BURWOOD EAST VIC 3151

4 3 2

Sold Price RS $1,450,000 Sold Date 01-Oct-24

Distance 0.78km



21 BOWEN CRESCENT BURWOOD EAST VIC 3151

4 2 2

Sold Price $1,281,525 Sold Date 30-Aug-24

Distance 1.29km

RS = Recent sale **UN** = Undisclosed Sale

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