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	50 Eley Road, Burwood Vic 3125

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price*

Median price $1,395,000 Property Type House Suburb Burwood

Period - From 02/12/2021 to 02/03/2022 Source realestate.com.au

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	1 Rothsay Av BURWOOD 3125	$1,355,000	16/10/2021
2	1 Grandview Rd BOX HILL SOUTH 3128	$1,205,000	15/01/2022
3	22 Goold St BURWOOD 3125	$1,195,000	18/12/2021

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.~~

This Statement of Information was prepared on: 02/03/2022 13:49

RT Edgar



3 1 2

Rooms: 6
Property Type: House
Land Size: 670 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price *
02/12/2021 - 02/03/2022: $1,395,000
* Agent calculated median

Comparable Properties



1 Rothsay Av BURWOOD 3125 (REI)

3 1 2

Price: $1,355,000
Method: Private Sale
Date: 16/10/2021
Property Type: House
Land Size: 613 sqm approx

Agent Comments



1 Grandview Rd BOX HILL SOUTH 3128 (REI/VG)

3 1 1

Price: $1,205,000
Method: Auction Sale
Date: 15/01/2022
Rooms: 5
Property Type: House (Res)
Land Size: 507 sqm approx

Agent Comments

22 Goold St BURWOOD 3125 (REI)

3 1 1

Price: $1,195,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

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