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	11 Leonard Street, Burwood Vic 3125

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,480,000 Property Type House Suburb Burwood

Period - From 01/07/2023 to 30/06/2024 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	34 Peacock St BURWOOD 3125	$1,566,000	03/08/2024
2	59 Parer St BURWOOD 3125	$1,698,000	27/07/2024
3	19 Clanbrae Av BURWOOD 3125	$1,620,000	18/05/2024

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: 16/08/2024 09:11

11 Leonard Street, Burwood Vic 3125

Stephen Le Get
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stephenleget@jelliscraig.com.au



5 3 1

Property Type: House
Land Size: 622 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending June 2024: $1,480,000

Comparable Properties



34 Peacock St BURWOOD 3125 (REI)

3 2 2

Price: $1,566,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



59 Parer St BURWOOD 3125 (REI)

4 2 1

Price: $1,698,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 690 sqm approx

Agent Comments



19 Clanbrae Av BURWOOD 3125 (REI)

4 2 2

Price: $1,620,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 671 sqm approx

Agent Comments

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