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	14 Hilltop Crescent, Burwood East Vic 3151

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,315,000 Property Type House Suburb Burwood East

Period - From 01/04/2024 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 Middleborough Rd BURWOOD EAST 3151	$1,081,000	17/08/2024
2	19 Middleborough Rd BURWOOD 3125	$1,087,000	05/08/2024
3	5 Centre Ct BURWOOD 3125	$1,085,000	16/03/2024

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: 28/08/2024 17:11

14 Hilltop Crescent, Burwood East Vic 3151

Jessica Clarke
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4 2 2

Property Type: House
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
June quarter 2024: $1,315,000

Comparable Properties



34 Middleborough Rd BURWOOD EAST 3151 (REI)

3 1 2

Price: $1,081,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House
Land Size: 585 sqm approx

Agent Comments



19 Middleborough Rd BURWOOD 3125 (REI)

3 1 5

Price: $1,087,000
Method: Private Sale
Date: 05/08/2024
Property Type: House
Land Size: 594 sqm approx

Agent Comments



5 Centre Ct BURWOOD 3125 (REI/VG)

3 2 2

Price: $1,085,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments

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