

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

8 Saffron Court, Burwood East Vic 3151

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Burwood East

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	24 Jonathan Av BURWOOD EAST 3151	\$1,000,000	28/08/2024
2	385 Blackburn Rd BURWOOD EAST 3151	\$1,005,000	20/07/2024
3			

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:

01/10/2024 16:13



3 1 2

Property Type: House
Land Size: 622 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
Year ending June 2024: \$1,300,000

Comparable Properties



24 Jonathan Av BURWOOD EAST 3151 (REI) Agent Comments

3 1 1

Price: \$1,000,000
Method: Private Sale
Date: 28/08/2024
Property Type: House
Land Size: 600 sqm approx



385 Blackburn Rd BURWOOD EAST 3151 (REI) Agent Comments

3 1 2

Price: \$1,005,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 670 sqm approx

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.