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	7 Witchwood Crescent, Burwood East Vic 3151

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,289,500 Property Type House Suburb Burwood East

Period - From 01/10/2023 to 30/09/2024 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	22 Faye St BURWOOD EAST 3151	$1,330,000	21/09/2024
2	21 Bowen Cr BURWOOD EAST 3151	$1,281,525	29/08/2024
3	93 Sevenoaks Rd BURWOOD EAST 3151	$1,252,000	20/06/2024

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: 19/11/2024 15:03

7 Witchwood Crescent, Burwood East Vic 3151

Rod Yan
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4 3 2

Property Type: House
Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending September 2024: $1,289,500

Comparable Properties



22 Faye St BURWOOD EAST 3151 (REI/VG)

5 2 2

Price: $1,330,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 610 sqm approx

Agent Comments



21 Bowen Cr BURWOOD EAST 3151 (REI/VG)

4 2 2

Price: $1,281,525
Method: Sold Before Auction
Date: 29/08/2024
Property Type: House (Res)
Land Size: 556 sqm approx

Agent Comments



93 Sevenoaks Rd BURWOOD EAST 3151 (REI/VG)

3 2 2

Price: $1,252,000
Method: Sold Before Auction
Date: 20/06/2024
Property Type: House (Res)
Land Size: 597 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

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