

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

32 Rochdale Drive, Burwood East Vic 3151

Indicative selling price

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

Range between \$ 980,000

&

\$1,050,000

Median sale price

Median price \$1,120,000

Property Type House

Suburb Burwood East

Period - From 01/01/2020

to 31/03/2020

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	205 Burwood Hwy BURWOOD EAST 3151	\$1,200,000	12/02/2020
2	172 Holland Rd BURWOOD EAST 3151	\$1,152,000	21/03/2020
3	366 Blackburn Rd BURWOOD EAST 3151	\$1,050,000	31/03/2020

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:

01/05/2020 10:24

32 Rochdale Drive, Burwood East Vic 3151



Elizabeth Dumonic
03 8802 4418
0411 240 333
elizabeth@ewre.net.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2020: \$1,120,000



5 2 2

Rooms: 7

Property Type: 2 Storey House

Land Size: 438 sqm approx

Agent Comments

Study nook

Comparable Properties



205 Burwood Hwy BURWOOD EAST 3151 (REI)

Agent Comments

5 2 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 12/02/2020

Property Type: House (Res)

Land Size: 583 sqm approx

172 Holland Rd BURWOOD EAST 3151 (REI)

Agent Comments

5 2 1

Price: \$1,152,000

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)



366 Blackburn Rd BURWOOD EAST 3151 (REI) Agent Comments

5 2 1

Price: \$1,050,000

Method: Private Sale

Date: 31/03/2020

Rooms: 7

Property Type: House

Land Size: 539 sqm approx

Account - E W Real Estate | P: 0388024418



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.