

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	81 Roslyn Street, Burwood Vic 3125
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Indicative selling price

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

Range between	\$1,365,000	&	\$1,500,000
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Median sale price

Median price	\$1,370,667	House	X	Unit		Suburb	Burwood
Period - From	01/10/2017	to	30/09/2018	Source	REIV		

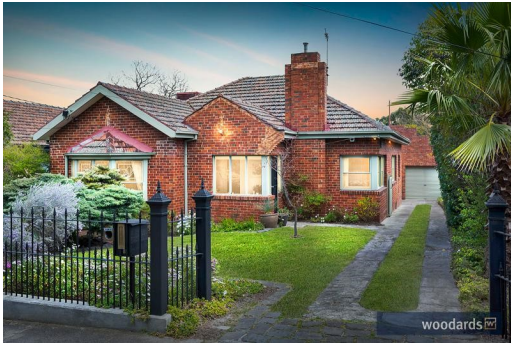
Comparable property sales (*Delete A or B below as applicable)

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	12 Wattlebird Ct BURWOOD 3125	\$1,530,000	27/10/2018
2	6 Timor Ct BURWOOD 3125	\$1,410,000	27/10/2018
3	26 Eley Rd BURWOOD 3125	\$1,370,000	27/10/2018

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.



 4  1  2

Rooms: 8

Property Type: House (Previously Occupied - Detached)

Land Size: 697 sqm approx

Agent Comments

This charming period beauty with spacious internal and rear entertaining with pergola deck and vast backyard in the best street of Burwood.

Indicative Selling Price

\$1,365,000 - \$1,500,000

Median House Price

Year ending September 2018: \$1,370,667

Comparable Properties



12 Wattlebird Ct BURWOOD 3125 (REI)

 4  2  2

Price: \$1,530,000

Method: Auction Sale

Date: 27/10/2018

Rooms: 7

Property Type: House (Res)

Agent Comments

Smaller land size (483sqm) in a less desired location



6 Timor Ct BURWOOD 3125 (REI)

 4  3  2

Price: \$1,410,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 529 sqm approx

Agent Comments

Smaller land size in a less desired street



26 Eley Rd BURWOOD 3125 (REI)

 3  1  2

Price: \$1,370,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 813 sqm approx

Agent Comments

bigger land but in a much less desired location, mainly land value