

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

45 Sugarloaf Close Burwood East VIC 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,060,500

Property type

House

Suburb

Burwood East

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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 6 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

10 Feathertop Chase Burwood East VIC 3151	\$975,000	22-Jul-20
19 Cohuna Court Burwood East VIC 3151	\$1,000,000	16-May-20
55 Sevenoaks Road Burwood East VIC 3151	\$991,800	23-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 02 October 2020



10 Feathertop Chase Burwood East VIC 3151

 4  2  2

Sold Price

\$975,000

Sold Date

22-Jul-20

Distance

0.15km



19 Cohuna Court Burwood East VIC 3151

 3  2  2

Sold Price

\$1,000,000

Sold Date

16-May-20

Distance

1.36km



55 Sevenoaks Road Burwood East VIC 3151

 3  2  3

Sold Price

^{RS} **\$991,800**

Sold Date

23-Jun-20

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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