



5 3 2

Rooms:
Property Type: House
Land Size: 537 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,485,000
Median House Price
 Year ending March 2017: \$1,041,500

Comparable Properties



6 Highview Gr BURWOOD EAST 3151 (REI) [Agent Comments](#)

5 3 -

Price: \$1,400,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 6
Property Type: House (Res)
Land Size: 682 sqm approx



20 Bindy St BLACKBURN SOUTH 3130 (REI) [Agent Comments](#)

4 2 2

Price: \$1,301,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 8
Property Type: House (Res)
Land Size: 600 sqm approx



11 Oakham Av BURWOOD EAST 3151 (REI) [Agent Comments](#)

5 2 3

Price: \$1,250,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: House (Res)

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 362 Blackburn Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,041,500 House X Suburb Burwood East
 Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

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
6 Highview Gr BURWOOD EAST 3151	\$1,400,000	18/03/2017
20 Bindy St BLACKBURN SOUTH 3130	\$1,301,000	04/03/2017
11 Oakham Av BURWOOD EAST 3151	\$1,250,000	25/03/2017