

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

3/11 Redhill Avenue, Burwood East Vic 3151

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$860,000

Property Type Unit

Suburb Burwood East

Period - From 01/04/2022

to 30/06/2022

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	4/26 Pippin Av, Burwood East, Vic 3151, Australia	\$804,001	02/04/2022
2	2/5 Eden Ct FOREST HILL 3131	\$785,000	14/05/2022
3			

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:

22/08/2022 11:44



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Property Type: Unit
Land Size: 312 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
June quarter 2022: \$860,000

Comparable Properties



4/26 Pippin Av, Burwood East, Vic 3151, Australia (REI)

Agent Comments

 3  1  1

Price: \$804,001
Method:
Date: 02/04/2022
Property Type: Unit



2/5 Eden Ct FOREST HILL 3131 (REI/VG)

Agent Comments

 3  1  1

Price: \$785,000
Method: Auction Sale
Date: 14/05/2022
Property Type: Unit
Land Size: 350 sqm approx

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.

Account - The One Real Estate (AU) | P: 03 7007 5707