

## 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

16 BLUESTONE AVENUE BURWOOD EAST VIC 3151

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,000

Property type

Unit

Suburb

Burwood East

Period-from

01 Aug 2023

to

31 Jul 2024

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

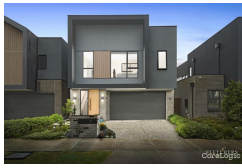
Date of sale

7 MAHOGANY AVENUE BURWOOD EAST VIC 3151	\$1,500,000	22-Aug-24
24 NORTHCOTE CIRCUIT BURWOOD EAST VIC 3151	\$1,309,000	10-Aug-24
23 BLUESTONE AVENUE BURWOOD EAST VIC 3151	\$1,507,000	06-Jul-24

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: 31 August 2024



**7 MAHOGANY AVENUE BURWOOD EAST VIC 3151** Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **22-Aug-24**

 4  2  2

Distance **0.19km**



**24 NORTHCOTE CIRCUIT BURWOOD EAST VIC 3151** Sold Price <sup>RS</sup> **\$1,309,000** Sold Date **10-Aug-24**

 3  2  1

Distance **0.12km**



**23 BLUESTONE AVENUE BURWOOD EAST VIC 3151** Sold Price <sup>RS</sup> **\$1,507,000** Sold Date **06-Jul-24**

 4  3  2

Distance **0.05km**



**34 RUSTIC AVENUE BURWOOD EAST VIC 3151** Sold Price **\$1,406,000** Sold Date **17-Feb-24**

 4  2  2

Distance **0.14km**



**15 CRICK WALK BURWOOD EAST VIC 3151** Sold Price **\$1,428,000** Sold Date **03-Feb-24**

 4  2  -

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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