

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

27 Bowen Crescent, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,277,000 Property Type House Suburb Burwood East

Period - From 01/10/2024 to 31/12/2024 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	9 Narmara St BURWOOD EAST 3151	\$1,191,000	08/03/2025
2	2/22 Hilton St MOUNT WAVERLEY 3149	\$1,116,000	21/09/2024
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: 12/03/2025 18:15



Rooms: 6

Property Type: House

Land Size: 365 sqm approx

Agent Comments

Comparable Properties



9 Narmara St BURWOOD EAST 3151 (REI)

Agent Comments



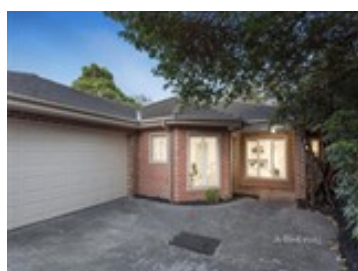
Price: \$1,191,000

Method: Auction Sale

Date: 08/03/2025

Property Type: House (Res)

Land Size: 511 sqm approx



2/22 Hilton St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,116,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Unit

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.