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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

3 Weber Crescent Burwood East VIC 3151

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,250,000













## Median Sale Price

\$1,035,000 Houses in Burwood east between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>26 Emerald Street Mount Waverley</b> VIC 3149	Sold Price	<sup>RS</sup> <b>\$1,190,000</b>	Sold Date	<b>26-Feb-19</b>
	 3  2  1			Distance	<b>0.58km</b>
	<b>31 Bennett Avenue Mount Waverley</b> VIC 3149	Sold Price	<sup>RS</sup> <b>\$1,235,000</b>	Sold Date	<b>24-Feb-19</b>
	 3  1  2			Distance	<b>0.72km</b>
	<b>43 Hilton Street Mount Waverley</b> VIC 3149	Sold Price	<b>\$1,430,000</b>	Sold Date	<b>23-Mar-19</b>
	 3  2  2			Distance	<b>0.96km</b>

RS = Recent sale

UN = Undisclosed Sale

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