

## 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

399 Highbury Road Burwood VIC 3125

### 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

\$1,300,000

&

\$1,360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,428,000

Property type

House

Suburb

Burwood

Period-from

01 Feb 2023

to

31 Jan 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

| Address of comparable property   | Price       | Date of sale |
|----------------------------------|-------------|--------------|
| 44 Finch Street Burwood VIC 3125 | \$1,440,000 | 18-Nov-23    |
|                                  |             |              |
|                                  |             |              |

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: 06 February 2024



**44 FINCH STREET BURWOOD VIC 3125**

Sold Price

**\$1,440,000**

Sold Date

**18-Nov-23**

 3

 2

 2

Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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