

# 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

30 Harrison Avenue, Burwood Vic 3125

### Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

### Median sale price

Median price \$1,401,501 Property Type House Suburb Burwood

Period - From 01/04/2023 to 30/06/2023 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 Braeside Av CAMBERWELL 3124	\$3,180,000	11/07/2023
2	26 Prosper Pde GLEN IRIS 3146	\$3,060,000	06/05/2023
3	6 Gatis St GLEN IRIS 3146	\$3,040,000	09/03/2023

**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:

13/08/2023 17:20



**Property Type:** House (Res)

**Land Size:** 800 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,900,000 - \$3,100,000

**Median House Price**

June quarter 2023: \$1,401,501

## Comparable Properties



**9 Braeside Av CAMBERWELL 3124 (REI)**

Agent Comments



**Price:** \$3,180,000

**Method:** Private Sale

**Date:** 11/07/2023

**Property Type:** House

**Land Size:** 830 sqm approx



**26 Prosper Pde GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$3,060,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** House (Res)

**Land Size:** 966 sqm approx



**6 Gatis St GLEN IRIS 3146 (REI/VG)**

Agent Comments



**Price:** \$3,040,000

**Method:** Private Sale

**Date:** 09/03/2023

**Property Type:** House

**Land Size:** 743 sqm approx