

# 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 43 Barnes 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 \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,492,500 Property Type House Suburb Burwood

Period - From 24/04/2023 to 23/04/2024 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	15 Haig St BURWOOD 3125	\$1,438,800	27/02/2024
2	219 Highbury Rd BURWOOD 3125	\$1,320,000	05/04/2024
3	279 Warrigal Rd BURWOOD 3125	\$1,302,500	10/02/2024

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: 24/04/2024 15:04



**Property Type:**

**Land Size:** 826 sqm approx

Agent Comments

## Comparable Properties



**15 Haig St BURWOOD 3125 (REI)**

Agent Comments



**Price:** \$1,438,800

**Method:** Private Sale

**Date:** 27/02/2024

**Property Type:** House

**Land Size:** 697 sqm approx



**219 Highbury Rd BURWOOD 3125 (REI)**

Agent Comments



**Price:** \$1,320,000

**Method:** Sold Before Auction

**Date:** 05/04/2024

**Property Type:** House (Res)

**Land Size:** 692 sqm approx



**279 Warrigal Rd BURWOOD 3125 (REI)**

Agent Comments



**Price:** \$1,302,500

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** House (Res)

**Land Size:** 745 sqm approx