

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 45 Barnes Avenue, Burwood Vic 3125

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$1,388,000 Property Type House Suburb Burwood

Period - From 01/07/2022 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		
2		
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: 27/07/2023 10:10

45 Barnes Avenue, Burwood Vic 3125

**Jellis
Craig**

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Indicative Selling Price

\$1,750,000 - \$1,925,000

Median House Price

Year ending June 2023: \$1,388,000



 5  3  6

Rooms: 9

Property Type: House (Res)

Land Size: 798 sqm approx

Agent Comments

Comparable Properties

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. 45 Barnes Avenue, Burwood is Mid Century Architecture. No comparable sales available with the closest being 18 Waratah Ave, Burwood \$1,750,000 and 17 Loudon Rod, Burwood \$1,900,000. Both are different styles, land size and build material to 45 Barnes Avenue, Burwood

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