

# 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

48 Finch Street, 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,420,000 Property Type House Suburb Burwood

Period - From 01/10/2022 to 30/09/2023 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	4 Bettina St BURWOOD EAST 3151	\$1,165,000	15/09/2023
2	18 Gilmour St BURWOOD 3125	\$1,160,000	02/09/2023
3	14 Bonview Cr BURWOOD EAST 3151	\$1,102,000	23/09/2023

**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:

25/10/2023 10:53

Todd Newton  
03 8532 5200  
0412568313

todd.newton@belleproperty.com

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

Year ending September 2023: \$1,420,000



5   2   3

**Property Type:** House

**Land Size:** 588 sqm approx

Agent Comments

## Comparable Properties



**4 Bettina St BURWOOD EAST 3151 (REI)**

Agent Comments

3   1   3

**Price:** \$1,165,000

**Method:** Private Sale

**Date:** 15/09/2023

**Property Type:** House

**Land Size:** 553 sqm approx



**18 Gilmour St BURWOOD 3125 (REI)**

Agent Comments

4   1   1

**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 809 sqm approx



**14 Bonview Cr BURWOOD EAST 3151 (REI)**

Agent Comments

3   2   2

**Price:** \$1,102,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)

**Land Size:** 675 sqm approx

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018