## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

48 Finch Street, Burwood Vic 3125

#### Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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#### Median sale price

Median price	\$1,420,000	Pro	perty 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

Add	dress 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 comparableproperties 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



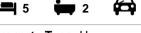


**Todd Newton** 03 8532 5200 0412568313 todd.newton@belleproperty.com

> **Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price**

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





Property Type: House Land Size: 588 sqm approx **Agent Comments** 

## Comparable Properties



4 Bettina St BURWOOD EAST 3151 (REI)





Price: \$1,165,000 Method: Private Sale Date: 15/09/2023 Property Type: House Land Size: 553 sqm approx **Agent Comments** 



18 Gilmour St BURWOOD 3125 (REI)



Price: \$1,160,000 Method: Auction Sale Date: 02/09/2023

Property Type: House (Res) Land Size: 809 sqm approx

Agent Comments



14 Bonview Cr BURWOOD EAST 3151 (REI)





Price: \$1,102,000 Method: Auction Sale Date: 23/09/2023

Property Type: House (Res) Land Size: 675 sqm approx Agent Comments

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



