

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

9 Clanbrae Avenue, Burwood Vic 3125

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,376,500 Property Type House Suburb Burwood

Period - From 01/01/2023 to 31/03/2023 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.

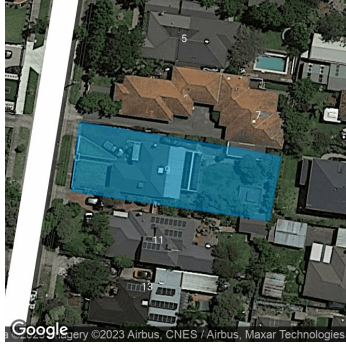
	Address of comparable property	Price	Date of sale
1	2 Bennett St BURWOOD 3125	\$1,400,000	10/06/2023
2	16 Poole St BURWOOD 3125	\$1,310,000	25/05/2023
3	1 Judith BURWOOD 3125	\$1,295,000	23/06/2023

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:

06/07/2023 17:22



Property Type: House (Res)

Land Size: 691 sqm approx

Agent Comments

Comparable Properties



2 Bennett St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 10/06/2023

Property Type: House (Res)

Land Size: 673 sqm approx



16 Poole St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,310,000

Method: Private Sale

Date: 25/05/2023

Property Type: House

Land Size: 558 sqm approx



1 Judith BURWOOD 3125 (REI)

Agent Comments



Price: \$1,295,000

Method: Private Sale

Date: 23/06/2023

Property Type: House