

# 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 58 Harrison 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)

Single price \$1,799,000

or range between

&

### Median sale price

Median price \$1,383,500

Property type House

Suburb BURWOOD

Period - From 19/09/2022

to

18/09/2023

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	21 Harrison Avenue Burwood Vic 3125	\$1,925,000	2023-08-26
2	41 Edmonds Avenue Ashwood Vic 3147	\$1,843,000	2023-09-08
3	16 Harrison Avenue Burwood Vic 3125	\$1,735,000	2023-09-09

This Statement of Information was prepared on: 19/09/2023