

# 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

13 Delany 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  or range between \$750,000 & \$820,000

### Median sale price

Median price  \$ 841,000 Property type  Unit Suburb  BURWOOD

Period - From  29/06/2022 to  28/06/2023 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	3/10 Webb Street Burwood Vic 3125	\$738,000	2023-06-17
2	1/20 Fulton Road Blackburn South Vic 3130	\$850,000	2023-04-22
3	5/38 Livingstone Close Burwood Vic 3125	\$825,000	2023-04-22

This Statement of Information was prepared on:  29/06/2023

