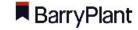
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	erty offer	ed for s	sale									
Address Including suburb and postcode			21 Harrison Avenue, Burwood Vic 3125									
Indica	ative sell	ing pric	ce									
For the	e meaning	of this p	orice see	con	sumer.vic.go\	/.au/ι	underquo	ting				
Range between \$1,50			0,000		&		\$1,580,000					
Media	ın sale p	rice										
Median price \$1,4		\$1,401,	501	Pro	roperty Type Hous		e		Sub	urb	Burwood	
Period - From 01/0		01/04/2	023	to	30/06/2023	2023 So		ource	REI	/		
Comp	arable p	roperty	sales	(*De	lete A or B	belo	w as ap	plica	ble)			
<b>A*</b>	These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.											
Address of comparable property										Pr	ice	Date of sale
1												
2												
3												
OR												
B* The estate agent or agent's representative reasonably believes that fewer than three comparate properties were sold within two kilometres of the property for sale in the last six months.										•		
This Statement of Information was prepared on:									22/08/2023 15:40			









**Property Type:** House **Land Size:** 607 sqm approx Agent Comments

Indicative Selling Price \$1,500,000 - \$1,580,000 Median House Price June quarter 2023: \$1,401,501

## Comparable Properties

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.

**Account** - Barry Plant | P: 03 9803 0400



