

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

45 BARRY ROAD BURWOOD EAST VIC 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,262

Property type

House

Suburb

Burwood East

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

6 ANTHONY COURT BURWOOD EAST VIC 3151	\$1,391,000	08-Feb-25
31 BETTINA STREET BURWOOD EAST VIC 3151	\$1,450,000	24-Sep-24
11 CLOVERDALE CLOSE BURWOOD EAST VIC 3151	\$1,390,000	21-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 03 March 2025



6 ANTHONY COURT BURWOOD EAST VIC 3151

4 3 2

Sold Price

^{RS}

\$1,391,000

Sold Date

08-Feb-25

Distance

0.92km



31 BETTINA STREET BURWOOD EAST VIC 3151

4 3 2

Sold Price

\$1,450,000

Sold Date

24-Sep-24

Distance

0.47km



11 CLOVERDALE CLOSE BURWOOD EAST VIC 3151

4 2 1

Sold Price

\$1,390,000

Sold Date

21-Sep-24

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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