

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 FINCH STREET BURWOOD VIC 3125

Indicative selling price

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

Single Price

or range
between

\$1,420,000

&

\$1,520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,383,500

Property type

House

Suburb

Burwood

Period-from

01 Oct 2022

to

30 Sep 2023

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

11 ANDREWS STREET BURWOOD VIC 3125	\$1,500,000	31-May-23
327 HIGHBURY ROAD BURWOOD VIC 3125	\$1,480,000	02-Sep-23
1 POOLE STREET BURWOOD VIC 3125	\$1,475,000	26-Aug-23

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: 10 October 2023



11 ANDREWS STREET BURWOOD VIC 3125

4 2 2

Sold Price

\$1,500,000

Sold Date

31-May-23

Distance

0.38km



327 Highbury Road Burwood VIC 3125

3 2 2

Sold Price

^{RS} **\$1,480,000**

Sold Date

02-Sep-23

Distance

0.46km



1 POOLE STREET BURWOOD VIC 3125

3 1 2

Sold Price

^{RS} **\$1,475,000**

Sold Date

26-Aug-23

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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