

State-stment of Information

Single residential property located in Melbourne metropolitan area



Section 47AF of the Real Estate Agents Act 1980

Property offered for Auction

Address
Including suburb and postcode **245 Highbury Road, Burwood**

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 &

Median sale price

(*Delete house or unit as applicable)

Median Price *House *Unit Suburb
Period From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometers of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

23 Bronte Ave, Burwood	16 Christina Street, Burwood	61 Mccubbin Street,Burwood
SODL AT JULY	SOLD at September	SOLD at AUG
\$1600000	\$1486000	\$139000

OR

~~*B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months.~~