

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

22 Barnes Avenue 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,226,100

Property type

House

Suburb

Burwood

Period-from

01 Nov 2019

to

31 Oct 2020

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

31 Sixth Avenue Burwood VIC 3125	\$1,313,000	28-Oct-20
38 Daniel Street Burwood VIC 3125	\$1,401,000	03-Jul-20
23 Parkhill Drive Ashwood VIC 3147	\$1,450,000	29-Jul-20

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: 25 November 2020



31 Sixth Avenue Burwood VIC 3125 Sold Price ^{RS} **\$1,313,000** Sold Date **28-Oct-20**

3 2 1

Distance **0.2km**



38 Daniel Street Burwood VIC 3125 Sold Price **\$1,401,000** Sold Date **03-Jul-20**

3 2 2

Distance **1.22km**



23 Parkhill Drive Ashwood VIC 3147 Sold Price **\$1,450,000** Sold Date **29-Jul-20**

5 2 2

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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