

## 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

4 FLETCHER PARADE BURWOOD VIC 3125

### Indicative selling price

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

Single Price

or range  
between

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,405,000

Property type

House

Suburb

Burwood

Period-from

01 Feb 2024

to

31 Jan 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

31 PATTERSON AVENUE BURWOOD VIC 3125	\$2,232,500	26-Oct-24
50 SOMERS STREET BURWOOD VIC 3125	\$2,580,000	22-Nov-24
5 AYLWIN AVENUE BURWOOD VIC 3125	\$2,060,000	31-Aug-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.~~

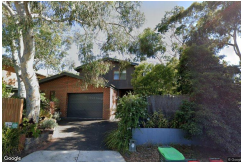
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## 31 PATTERSON AVENUE BURWOOD VIC 3125

4 2 2

Sold Price <sup>RS</sup> **\$2,232,500** Sold Date **26-Oct-24**

Distance **0.78km**



## 50 SOMERS STREET BURWOOD VIC 3125

5 2 2

Sold Price <sup>RS</sup> **\$2,580,000** <sup>UN</sup> Sold Date **22-Nov-24**

Distance **0.89km**



## 5 AYLWIN AVENUE BURWOOD VIC 3125

4 3 1

Sold Price **\$2,060,000** Sold Date **31-Aug-24**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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