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<br>Including suburb and postcode | 9 Clanbrae Avenue, Burwood Vic 3125 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,300,000 & $1,350,000

## Median sale price

Median price $1,401,501 Property Type House Suburb Burwood

Period - From 01/04/2023 to 30/06/2023 Source REIV

## 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 six 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 |
|---|---|---|---|
| 1 | 2 Bennett St BURWOOD 3125 | $1,400,000 | 10/06/2023 |
| 2 | 16 Poole St BURWOOD 3125 | $1,310,000 | 25/05/2023 |
| 3 | 1 Judith BURWOOD 3125 | $1,295,000 | 23/06/2023 |

**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 six months.~~

This Statement of Information was prepared on: 31/07/2023 11:34

# 9 Clanbrae Avenue, Burwood Vic 3125

Miranda Bailey
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3 1 2

**Property Type:** House
**Land Size:** 691 sqm approx

Agent Comments

**Indicative Selling Price**
$1,300,000 - $1,350,000
**Median House Price**
June quarter 2023: $1,401,501

## Comparable Properties




**2 Bennett St BURWOOD 3125 (REI)**

3 1 2

**Price:** $1,400,000
**Method:** Auction Sale
**Date:** 10/06/2023
**Property Type:** House (Res)
**Land Size:** 673 sqm approx

Agent Comments




**16 Poole St BURWOOD 3125 (REI)**

3 1 2

**Price:** $1,310,000
**Method:** Private Sale
**Date:** 25/05/2023
**Property Type:** House
**Land Size:** 558 sqm approx

Agent Comments



**1 Judith BURWOOD 3125 (REI)**

3 2 1

**Price:** $1,295,000
**Method:** Private Sale
**Date:** 23/06/2023
**Property Type:** House

Agent Comments



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