



3 1 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending March 2017: \$1,300,000

Comparable Properties



1 Melba Ct BURWOOD EAST 3151 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,113,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 6
Property Type: House (Res)
Land Size: 560 sqm approx



2/61 Barlyn Rd MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,050,000
Method: Private Sale
Date: 17/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 270 sqm approx



198 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,000,000
Method: Private Sale
Date: 15/06/2017
Rooms: -
Property Type: House
Land Size: 748 sqm approx

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 50 Finch Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,300,000 House X Suburb Burwood

Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

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
1 Melba Ct BURWOOD EAST 3151	\$1,113,000	29/04/2017
2/61 Barlyn Rd MOUNT WAVERLEY 3149	\$1,050,000	17/04/2017
198 Huntingdale Rd MOUNT WAVERLEY 3149	\$1,000,000	15/06/2017