

## 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

14 Ashridge Court Burnside Heights VIC 3023

### 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

\$850,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Burnside Heights

Period-from

01 Oct 2020

to

30 Sep 2021

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

5 Waterview Walk Caroline Springs VIC 3023	\$835,000	19-Apr-21
7 Carmine Circuit Burnside VIC 3023	\$860,000	08-Jul-21
3 Latrobe Terrace Taylors Hill VIC 3037	\$850,000	10-Jul-21

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: 04 October 2021



**5 Waterview Walk Caroline Springs VIC 3023** Sold Price **\$835,000** Sold Date **19-Apr-21**

 4  2  2

Distance **0.42km**



**7 Carmine Circuit Burnside VIC 3023** Sold Price <sup>RS</sup> **\$860,000** Sold Date **08-Jul-21**

 4  2  2

Distance **1.4km**



**3 Latrobe Terrace Taylors Hill VIC 3037** Sold Price **\$850,000** Sold Date **10-Jul-21**

 4  2  2

Distance **2.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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