

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

5 St James Close Burnside Heights VIC 3023

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

\$830,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Burnside Heights

Period-from

01 Jul 2020

to

30 Jun 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

7 Carmine Circuit Burnside VIC 3023	\$860,000	08-Jul-21
17 Lancefield Drive Caroline Springs VIC 3023	\$860,000	02-Jul-21
15 Mokoan Close Caroline Springs VIC 3023	\$840,000	19-Feb-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.~~

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7 Carmine Circuit Burnside VIC 3023

 4  2  2

Sold Price

^{RS} **\$860,000**

Sold Date

08-Jul-21

Distance

1.68km



17 Lancefield Drive Caroline Springs VIC 3023

 3  2  3

Sold Price

Sold Date

02-Jul-21

Distance

1.99km



15 Mokoan Close Caroline Springs VIC 3023

 3  2  3

Sold Price

\$840,000

Sold Date

19-Feb-21

Distance

2.78km

RS = Recent sale

UN = Undisclosed Sale

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