

## 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

238 WESTWOOD DRIVE BURNSIDE VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$760,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$786,000

Property type

House

Suburb

Burnside

Period-from

01 Apr 2022

to

31 Mar 2023

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 24 WOOD GROVE BURNSIDE VIC 3023      | \$785,000 | 13-Nov-22 |
| 2 WOODBRIDGE PLACE BURNSIDE VIC 3023 | \$751,000 | 30-Nov-22 |
| 27 PARINGA WAY BURNSIDE VIC 3023     | \$800,000 | 04-Nov-22 |

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: 03 April 2023



## 24 WOOD GROVE BURNSIDE VIC 3023

Sold Price

**\$785,000**

Sold Date

**13-Nov-22**



3



2



4

Distance

**0.16km**



## 2 WOODBRIDGE PLACE BURNSIDE VIC 3023

Sold Price

**\$751,000**

Sold Date

**30-Nov-22**



4



2



2

Distance

**0.61km**



## 27 PARINGA WAY BURNSIDE VIC 3023

Sold Price

**\$800,000**

Sold Date

**04-Nov-22**



4



2



2

Distance

**0.45km**

RS = Recent sale

UN = Undisclosed Sale

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