

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

7 GREEN COURT 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

\$700,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Burnside Heights

Period-from

01 Oct 2023

to

30 Sep 2024

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

4 RYANS COURT BURNSIDE HEIGHTS VIC 3023	\$725,000	15-Jun-24
45 BATMAN STREET BURNSIDE HEIGHTS VIC 3023	\$762,000	10-Aug-24
5 YELLOWGUM STREET BURNSIDE HEIGHTS VIC 3023	\$720,000	10-Oct-24

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: 24 October 2024



4 RYANS COURT BURNSIDE HEIGHTS VIC 3023

4 2 2

Sold Price **\$725,000** Sold Date **15-Jun-24**

Distance **0.75km**



45 BATMAN STREET BURNSIDE HEIGHTS VIC 3023

4 2 2

Sold Price ^{RS} **\$762,000** Sold Date **10-Aug-24**

Distance **1.07km**



5 YELLOWGUM STREET BURNSIDE HEIGHTS VIC 3023

4 2 2

Sold Price ^{RS} **\$720,000** Sold Date **10-Oct-24**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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