

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 3 Cunningham Chase, Burnside Heights Vic 3023

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$745,000

House

X

Unit

Suburb

Burnside Heights

Period - From 01/10/2017

to

31/12/2017

Source REIV

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 six 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	16 Barringo Way CAROLINE SPRINGS 3023	\$646,000	24/02/2018
2	4 Menzies Dr BURNSIDE HEIGHTS 3023	\$640,000	05/03/2018
3	37 Gisborne Way CAROLINE SPRINGS 3023	\$630,000	12/02/2018

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 six months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 519 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median House Price

December quarter 2017: \$745,000

Comparable Properties



16 Barringo Way CAROLINE SPRINGS 3023 (REI)

Agent Comments



Price: \$646,000

Method: Private Sale

Date: 24/02/2018

Rooms: -

Property Type: House

Land Size: 480 sqm approx



4 Menzies Dr BURNSIDE HEIGHTS 3023 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 05/03/2018

Rooms: 5

Property Type: House



37 Gisborne Way CAROLINE SPRINGS 3023 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 12/02/2018

Rooms: 5

Property Type: House

Land Size: 448 sqm approx