

### 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

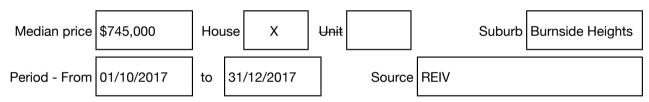
3 Cunningham Chase, Burnside Heights Vic 3023

#### Indicative selling price

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

Range between	\$600,000	&	\$650,000

#### Median sale price



#### 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.

#### Account - Barry Plant | P: 03 9390 8333 | F: 03 9367 3228

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Flo Carreon 0416 231 254 fcarreon@barryplant.com.au





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)



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 Agent Comments (REI)



Price: \$630,000 Method: Private Sale Date: 12/02/2018 Rooms: 5 Property Type: House Land Size: 448 sqm approx

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REIV 🗧 propertydata

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Agent Comments