

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

39 MOCKRIDGE AVENUE BURNSIDE 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

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Burnside

Period-from

01 Jan 2023

to

31 Dec 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

17 KELLY AVENUE BURNSIDE VIC 3023	\$692,000	16-Dec-23
222 WESTWOOD DRIVE BURNSIDE VIC 3023	\$705,000	28-Nov-23
16 FAIRWEATHER DRIVE BURNSIDE VIC 3023	\$685,000	22-Dec-23

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: 29 January 2024



17 KELLY AVENUE BURNSIDE VIC 3023

Sold Price

^{RS}
\$692,000

Sold Date

16-Dec-23
 3

 2

 2

Distance

0.55km


222 WESTWOOD DRIVE BURNSIDE VIC 3023

Sold Price

^{RS}
\$705,000

Sold Date

28-Nov-23
 3

 2

 4

Distance

0.66km


16 FAIRWEATHER DRIVE BURNSIDE VIC 3023

Sold Price

^{RS}
\$685,000

Sold Date

22-Dec-23
 3

 2

 -

Distance

0.78km
RS = Recent sale

UN = Undisclosed Sale

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