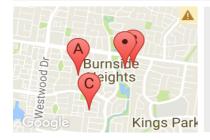


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



BURNSIDE HEIGHTS, VIC, 3023

Suburb Median Sale Price (House)

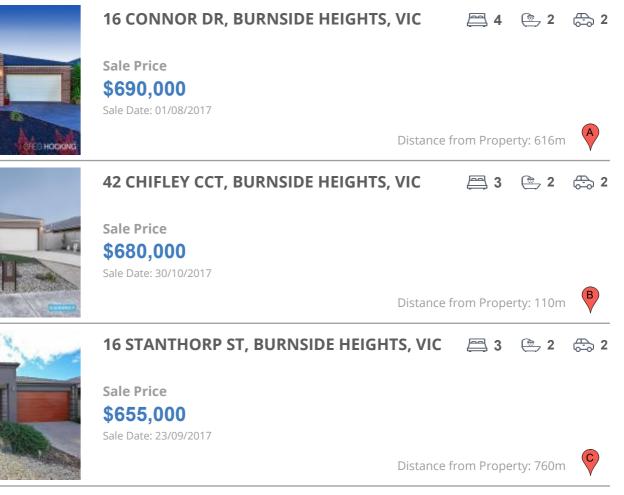
\$582,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



This report has been compiled on 27/02/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 4 MENZIES DRIVE, BURNSIDE HEIGHTS, VIC 3023

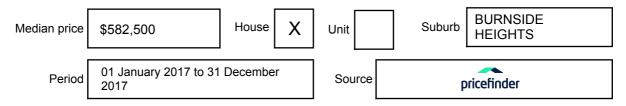
Indicative selling price

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

Price Range:

\$650,000 to \$700,000

Median sale price



Comparable property sales

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
16 CONNOR DR, BURNSIDE HEIGHTS, VIC 3023	\$690,000	01/08/2017
42 CHIFLEY CCT, BURNSIDE HEIGHTS, VIC 3023	\$680,000	30/10/2017
16 STANTHORP ST, BURNSIDE HEIGHTS, VIC 3023	\$655,000	23/09/2017