

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

6 HOUSMAN CLOSE 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

\$710,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Burnside

Period-from

01 Jul 2021

to

30 Jun 2022

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 LEWIS AVENUE BURNSIDE VIC 3023 | \$733,000 | 20-Jan-22 |
| 17 FLINTOFF AVENUE BURNSIDE VIC 3023 | \$735,000 | 24-Jan-22 |
| 81 FYDLER AVENUE BURNSIDE VIC 3023 | \$749,000 | 15-Feb-22 |

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: 01 July 2022



4 LEWIS AVENUE BURNSIDE VIC 3023

Sold Price

\$733,000

Sold Date

20-Jan-22



3



2



4

Distance

0.04km



17 FLINTOFF AVENUE BURNSIDE VIC 3023

Sold Price

\$735,000

Sold Date

24-Jan-22



3



2



2

Distance

0.21km



81 FYDLER AVENUE BURNSIDE VIC 3023

Sold Price

\$749,000

Sold Date

15-Feb-22



3



2



2

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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