

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 STANTHORP STREET BURNSIDE HEIGHTS 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,750

Property type

House

Suburb

Burnside Heights

Period-from

01 Jul 2022

to

30 Jun 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

3 BILLABONG COURT BURNSIDE VIC 3023	\$850,000	26-Jun-23
6 GLENELG BOULEVARD TAYLORS HILL VIC 3037	\$835,000	25-May-23
53 JACARANDA DRIVE TAYLORS HILL VIC 3037	\$780,000	17-Mar-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: 19 July 2023



3 BILLABONG COURT BURNSIDE VIC 3023

Sold Price

^{RS}

\$850,000

Sold Date

26-Jun-23



3



2



2

Distance

1.72km



6 GLENELG BOULEVARD TAYLORS HILL VIC 3037

Sold Price

\$835,000

Sold Date

25-May-23



3



2



2

Distance

1.85km



53 JACARANDA DRIVE TAYLORS HILL VIC 3037

Sold Price

\$780,000

Sold Date

17-Mar-23



3



2



2

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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