

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

17 Almendra Avenue, Burnside Vic 3023

Indicative selling price

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

Single price

\$925,000

Median sale price

Median price

\$735,000

Property Type

House

Suburb

Burnside

Period - From

05/04/2021

to

04/04/2022

Source

REIV

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	25 Neale Rd DEER PARK 3023	\$980,000	27/11/2021
2	13 Chelsea Ct BURNSIDE HEIGHTS 3023	\$975,000	15/12/2021
3	19 Wendouree Pde CAROLINE SPRINGS 3023	\$965,000	15/03/2022

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.~~

This Statement of Information was prepared on:

05/04/2022 14:00



Property Type: House

Land Size: 512sqm sqm approx

Agent Comments

Comparable Properties



25 Neale Rd DEER PARK 3023 (REI/VG)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 27/11/2021

Property Type: House (Res)

Land Size: 536 sqm approx

13 Chelsea Ct BURNSIDE HEIGHTS 3023 (REI/VG)

Agent Comments



Price: \$975,000

Method: Sold Before Auction

Date: 15/12/2021

Property Type: House (Res)

Land Size: 633 sqm approx



19 Wendouree Pde CAROLINE SPRINGS 3023 (REI)

Agent Comments



Price: \$965,000

Method: Auction Sale

Date: 15/03/2022

Property Type: House (Res)

Land Size: 480 sqm approx