Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	17 Almendra Avenue, Burnside Vic 3023
Including suburb and	
postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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



McGrath

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> Indicative Selling Price \$925,000 Median House Price

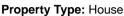
05/04/2021 - 04/04/2022: \$735,000

Agent Comments

Agent Comments

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Land Size: 512sqm sqm approx

Agent Comments



Comparable Properties

25 Neale Rd DEER PARK 3023 (REI/VG)

- 5



6

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)

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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)







Price: \$965,000 Method: Auction Sale Date: 15/03/2022

Property Type: House (Res) Land Size: 480 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



