

# 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

3/12 Madden Grove, Burnley Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000

&

\$500,000

### Median sale price

Median price \$526,000

Property Type Unit

Suburb Burnley

Period - From 02/03/2022

to

01/03/2023

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.~~

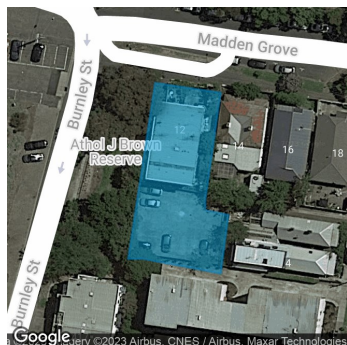
|   | Address of comparable property  | Price     | Date of sale |
|---|---------------------------------|-----------|--------------|
| 1 | 4/24 Bennett St RICHMOND 3121   | \$473,500 | 11/11/2022   |
| 2 | 10/38 Creswick St HAWTHORN 3122 | \$525,000 | 09/10/2022   |
| 3 |                                 |           |              |

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:

02/03/2023 16:12



**Property Type:**  
Divorce/Estate/Family Transfers  
**Agent Comments**

**Indicative Selling Price**  
\$460,000 - \$500,000  
**Median Unit Price**  
02/03/2022 - 01/03/2023: \$526,000

## Comparable Properties



**4/24 Bennett St RICHMOND 3121 (REI/VG)**

**Agent Comments**



**Price:** \$473,500  
**Method:** Private Sale  
**Date:** 11/11/2022  
**Property Type:** Apartment



**10/38 Creswick St HAWTHORN 3122 (REI/VG)**

**Agent Comments**



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 09/10/2022  
**Property Type:** Apartment

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.

**Account** - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455