

## 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

2 Wilkins Crescent Burnside Heights VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Burnside Heights

Period-from

01 Sep 2020

to

31 Aug 2021

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

6 Stanthorp Street Burnside Heights VIC 3023	\$685,000	19-May-21
8 Burke Road Burnside Heights VIC 3023	\$680,000	05-Aug-21
24 Ironbark Grove Burnside Heights VIC 3023	\$680,000	26-Jul-21

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: 29 September 2021

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**6 Stanthorpe Street Burnside Heights VIC 3023**

3 2 2

Sold Price **\$685,000** Sold Date **19-May-21**

Distance **0.38km**



**8 Burke Road Burnside Heights VIC 3023**

3 2 2

Sold Price **\$680,000** Sold Date **05-Aug-21**

Distance **0.48km**



**24 Ironbark Grove Burnside Heights VIC 3023**

3 2 2

Sold Price Sold Date **26-Jul-21**

Distance **0.54km**



**41 Giverny Close Burnside Heights VIC 3023**

3 2 2

Sold Price **\$670,000** Sold Date **23-Jun-21**

Distance **0.59km**



**16 Lawson Place Burnside Heights VIC 3023**

3 2 2

Sold Price **\$655,000** Sold Date **01-Apr-21**

Distance **0.64km**



**12 Giverny Close Burnside Heights VIC 3023**

3 2 2

Sold Price **\$638,000** Sold Date **26-Jun-21**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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**19 Cunningham Chase Burnside Heights VIC 3023**

3 2 2

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**28-Aug-21**

Distance

**0.89km**



**35 Cunningham Chase Burnside Heights VIC 3023**

3 2 2

Sold Price

**\$650,000**

Sold Date

**30-Mar-21**

Distance

**0.95km**



**20 Wills Terrace Burnside Heights VIC 3023**

3 2 2

Sold Price

**\$646,200**

Sold Date

**10-Apr-21**

Distance

**0.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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