

## 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

7 CHIFLEY CIRCUIT BURNSIDE HEIGHTS VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,500

Property type

House

Suburb

Burnside Heights

Period-from

01 Aug 2022

to

31 Jul 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

78 KURUNG DRIVE KINGS PARK VIC 3021	\$700,500	01-Apr-23
22 KALYNA COURT DELAHEY VIC 3037	\$690,000	05-Jun-23
73 BATMAN STREET BURNSIDE HEIGHTS VIC 3023	\$721,000	26-Aug-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: 28 August 2023


**78 KURUNG DRIVE KINGS PARK  
VIC 3021**

 4
  2
  2

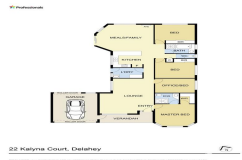
Sold Price

**\$700,500**

Sold Date

**01-Apr-23**

Distance

**0.35km**

**22 KALYNA COURT DELAHEY VIC  
3037**

 4
  2
  2

Sold Price

**\$690,000**

Sold Date

**05-Jun-23**

Distance

**0.89km**

**73 BATMAN STREET BURNSIDE  
HEIGHTS VIC 3023**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$721,000**

Sold Date

**26-Aug-23**

Distance

**0.97km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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