

## 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

21 PERKINS GROVE BURNSIDE 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

\$675,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$792,000

Property type

House

Suburb

Burnside

Period-from

01 Sep 2021

to

31 Aug 2022

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

30 MOCKRIDGE AVENUE BURNSIDE VIC 3023	\$710,000	18-Oct-21
11 BILLUNGAH PLACE BURNSIDE VIC 3023	\$700,000	02-Jul-22

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: 19 September 2022



**30 MOCKRIDGE AVENUE  
BURNSIDE VIC 3023**

 3  2  2

Sold Price

**\$710,000**

Sold Date

**18-Oct-21**

Distance

**0.76km**



**11 BILLUNGAH PLACE BURNSIDE  
VIC 3023**

 3  1  2

Sold Price

**\$700,000**

Sold Date

**02-Jul-22**

Distance

**0.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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