

## 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

25 STRICKLAND CRESCENT 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

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Burnside

Period-from

01 Oct 2023

to

30 Sep 2024

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

Address of comparable property	Price	Date of sale
16 SAXBY COURT BURNSIDE VIC 3023	\$745,000	03-Apr-24
7 MOCKRIDGE AVENUE BURNSIDE VIC 3023	\$780,000	22-May-24

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: 22 October 2024

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**16 SAXBY COURT BURNSIDE VIC 3023**

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Sold Price

**\$745,000**

Sold Date **03-Apr-24**

Distance **0.25km**



**7 MOCKRIDGE AVENUE BURNSIDE VIC 3023**

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Sold Price

**\$780,000**

Sold Date **22-May-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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