

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 Ken James Place Burnside Heights VIC 3023
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Indicative selling price

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

Single Price	or range between	\$610,000	&	\$670,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$622,500	Property type	House	Suburb	Burnside Heights
Period-from	01 Nov 2018	to	31 Oct 2019	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
3 Lee Place Burnside Heights VIC 3023	\$630,500	29-Jun-18
9 Manny Paul Circuit Burnside Heights VIC 3023	\$610,000	20-Nov-18
5 Rokewood Street Burnside Heights VIC 3023	\$637,000	24-Oct-19

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: 21 November 2019



3 Lee Place Burnside Heights VIC 3023 Sold Price **\$630,500** Sold Date **29-Jun-18**
 🏠 4 🚗 2 🚲 2 Distance **0.14km**



9 Manny Paul Circuit Burnside Heights VIC 3023 Sold Price **\$610,000** Sold Date **20-Nov-18**
 🏠 3 🚗 2 🚲 2 Distance **0.14km**



5 Rokewood Street Burnside Heights VIC 3023 Sold Price ^{RS} **\$637,000** Sold Date **24-Oct-19**
 🏠 3 🚗 2 🚲 2 Distance **0.24km**



24 West Highland Drive Burnside Heights VIC 3023 Sold Price **\$648,000** Sold Date **06-Aug-19**
 🏠 4 🚗 2 🚲 2 Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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