

## 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

42 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,500

Property type

House

Suburb

Burnside Heights

Period-from

01 Jul 2021

to

30 Jun 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

2 FLORIDA COURT BURNSIDE HEIGHTS VIC 3023	\$695,000	01-Jul-22
31 REDBOX CRESCENT BURNSIDE HEIGHTS VIC 3023	\$650,000	24-Jan-22
5 GIVERNY CLOSE BURNSIDE HEIGHTS VIC 3023	\$649,500	15-Mar-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: 04 July 2022



# RELIANCE

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## 2 FLORIDA COURT BURNSIDE HEIGHTS VIC 3023

3 2 2

Sold Price

RS

**\$695,000**

Sold Date

**01-Jul-22**

Distance

**0.7km**



## 31 REDBOX CRESCENT BURNSIDE HEIGHTS VIC 3023

3 2 1

Sold Price

**\$650,000**

Sold Date

**24-Jan-22**

Distance

**0.65km**



## 5 GIVERNY CLOSE BURNSIDE HEIGHTS VIC 3023

3 2 2

Sold Price

**\$649,500**

Sold Date

**15-Mar-22**

Distance

**0.83km**

RS = Recent sale

UN = Undisclosed Sale

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