

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

5 WENDEN COURT BURNSIDE VIC 3023

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

\$740,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Land

Suburb

Burnside

Period-from

01 Jun 2021

to

31 May 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

8 COORONG PLACE BURNSIDE VIC 3023	\$793,000	17-Dec-21
201 WESTWOOD DRIVE BURNSIDE VIC 3023	\$800,000	16-May-22
14 MCQUILLAN WAY BURNSIDE VIC 3023	\$792,000	26-Apr-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: 02 June 2022