

STATEMENT OF INFORMATION

78 ARBOUR BOULEVARD, BURNSIDE HEIGHTS, VIC 3023

PREPARED BY ANDREW IVEZIC, PROFESSIONALS CAROLINE SPRINGS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



78 ARBOUR BOULEVARD, BURNSIDE

 5  2  2

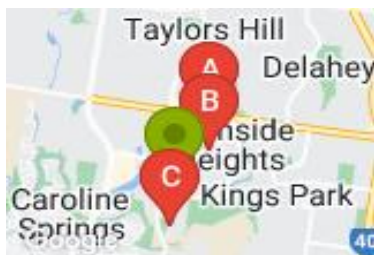
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$950,000 to \$1,020,000

Provided by: Andrew Ivezic, Professionals Caroline Springs

MEDIAN SALE PRICE



BURNSIDE HEIGHTS, VIC, 3023

Suburb Median Sale Price (House)

\$747,500

01 July 2023 to 30 June 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



8 STEPHEN ST, BURNSIDE HEIGHTS, VIC

 4  2  3

Sale Price

\$998,000

Sale Date: 28/04/2024

Distance from Property: 1km



8 HOVELL DR, BURNSIDE HEIGHTS, VIC

 4  2  1

Sale Price

***\$965,000**

Sale Date: 25/06/2024

Distance from Property: 660m



139 ARBOUR BVD, BURNSIDE HEIGHTS,

 4  2  2

Sale Price

\$960,000

Sale Date: 02/09/2023

Distance from Property: 613m



This report has been compiled on 30/07/2024 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

78 ARBOUR BOULEVARD, BURNSIDE HEIGHTS, VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$950,000 to \$1,020,000

Median sale price

Median price

\$747,500

Property type

House

Suburb

BURNSIDE

Period

01 July 2023 to 30 June 2024

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable

Price

Date of sale

8 STEPHEN ST, BURNSIDE HEIGHTS, VIC 3023	\$998,000	28/04/2024
8 HOVELL DR, BURNSIDE HEIGHTS, VIC 3023	*\$965,000	25/06/2024
139 ARBOUR BVD, BURNSIDE HEIGHTS, VIC 3023	\$960,000	02/09/2023

This Statement of Information was prepared

30/07/2024