

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

6 FORREST STREET BURNSIDE HEIGHTS 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

\$859,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,500

Property type

House

Suburb

Burnside Heights

Period-from

01 Dec 2022

to

30 Nov 2023

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

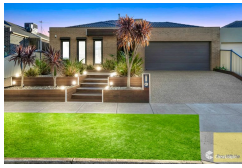
Date of sale

21 MANNY PAUL CIRCUIT BURNSIDE HEIGHTS VIC 3023	\$880,000	20-Jun-23
15 DEAKIN GROVE BURNSIDE HEIGHTS VIC 3023	\$880,000	31-Jul-23

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: 13 December 2023



21 MANNY PAUL CIRCUIT BURNSIDE HEIGHTS VIC 3023

 4  3  2

Sold Price

\$880,000

Sold Date

20-Jun-23

Distance

0.39km



15 DEAKIN GROVE BURNSIDE HEIGHTS VIC 3023

 4  2  2

Sold Price

Sold Date

31-Jul-23

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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