

## 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

23 CONNOR DRIVE 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

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

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

|  |           |           |
|--|-----------|-----------|
| 33 REDBOX CRESCENT BURNSIDE HEIGHTS VIC 3023 | \$665,000 | 09-Mar-22 |
| 1 IRONBARK GROVE BURNSIDE HEIGHTS VIC 3023   | \$665,000 | 25-Jul-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: 28 July 2022



### 33 REDBOX CRESCENT BURNSIDE HEIGHTS VIC 3023

 3
  2
  1

Sold Price

**\$665,000**

Sold Date

**09-Mar-22**

Distance

**1.04km**


### 1 IRONBARK GROVE BURNSIDE HEIGHTS VIC 3023

 3
  2
  2

Sold Price

<sup>RS</sup> **\$665,000**

Sold Date

**25-Jul-22**

Distance

**0.68km**


### 5 GIVERNY CLOSE BURNSIDE HEIGHTS VIC 3023

 3
  2
  2

Sold Price

**\$649,500**

Sold Date

**15-Mar-22**

Distance

**0.44km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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