

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 CUNNINGHAM CHASE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,500

Property type

House

Suburb

Burnside Heights

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

96 TENTERFIELD DRIVE BURNSIDE HEIGHTS VIC 3023	950000	17-May-22
6 SHEPHERDS GROVE KINGS PARK VIC 3021	760000	19-Feb-22
33 REDBOX CRESCENT BURNSIDE HEIGHTS VIC 3023	665000	09-Mar-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 15 August 2022



96 TENTERFIELD DRIVE BURNSIDE HEIGHTS VIC 3023

 4  2  2

Sold Price 950000 Sold Date 17-May-22

Distance **0.36km**



6 SHEPHERDS GROVE KINGS PARK VIC 3021

 5  2  1

Sold Price 760000 Sold Date 19-Feb-22

Distance **0.04km**



33 REDBOX CRESCENT BURNSIDE HEIGHTS VIC 3023

 3  2  1

Sold Price 665000 Sold Date 09-Mar-22

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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