

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

159 ARBOUR BOULEVARD 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

House

Suburb

Burnside Heights

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

69 ARBOUR BOULEVARD BURNSIDE HEIGHTS VIC 3023	\$830,000	23-Feb-22
11 MANNY PAUL CIRCUIT BURNSIDE HEIGHTS VIC 3023	\$820,000	25-Jan-22
17 REGENT CLOSE BURNSIDE HEIGHTS VIC 3023	\$801,000	09-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: 01 June 2022

Raj Bakshi

M 0434037899

E rbakshi@whiteknightestateagents.com.au



**69 ARBOUR BOULEVARD
 BURNSIDE HEIGHTS VIC 3023**

 4  2  2

Sold Price **\$830,000** Sold Date **23-Feb-22**

Distance **0.95km**



**11 MANNY PAUL CIRCUIT
 BURNSIDE HEIGHTS VIC 3023**

 3  2  2

Sold Price **\$820,000** Sold Date **25-Jan-22**

Distance **1.36km**



**17 REGENT CLOSE BURNSIDE
 HEIGHTS VIC 3023**

 3  2  2

Sold Price ^{RS} **\$801,000** Sold Date **09-Apr-22**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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