

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

41 Connor Drive, Burnside Heights Vic 3023

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price*

Median price \$814,000 Property Type House Suburb Burnside Heights

Period - From 20/03/2023 to 20/02/2024 Source REIV

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 six 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
1	7 Connor Dr BURNSIDE HEIGHTS 3023	\$842,000	18/03/2023
2	6 Forrest St BURNSIDE HEIGHTS 3023	\$820,000	13/02/2024
3	33 Connor Dr BURNSIDE HEIGHTS 3023	\$780,000	26/10/2023

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 six months.~~

This Statement of Information was prepared on: 20/02/2024 11:13



Property Type: House (New - Detached)
Land Size: 476 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price *
20/03/2023 - 20/02/2024: \$814,000
* Agent calculated median

Comparable Properties



7 Connor Dr BURNSIDE HEIGHTS 3023 (REI/VG)

Agent Comments



Price: \$842,000
Method: Private Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 543 sqm approx



6 Forrest St BURNSIDE HEIGHTS 3023 (REI)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 13/02/2024
Property Type: House
Land Size: 504 sqm approx



33 Connor Dr BURNSIDE HEIGHTS 3023 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 26/10/2023
Property Type: House
Land Size: 476 sqm approx

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