

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

1 FLORIDA COURT 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

\$689,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Burnside Heights

Period-from

01 Nov 2023

to

31 Oct 2024

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

3 ARCHERON COURT CAROLINE SPRINGS VIC 3023	\$674,500	16-Sep-24
22 HAWKSBUURY GREEN CAROLINE SPRINGS VIC 3023	\$760,000	25-May-24
17 BLAKEVILLE DRIVE CAROLINE SPRINGS VIC 3023	\$800,000	30-Jul-24

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: 18 November 2024



3 ARCHERON COURT CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price **\$674,500** Sold Date **16-Sep-24**

Distance **1.46km**



22 HAWKSBURY GREEN CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price **\$760,000** Sold Date **25-May-24**

Distance **1.67km**



17 BLAKEVILLE DRIVE CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price **\$800,000** Sold Date **30-Jul-24**

Distance **1.08km**



1 SPRINGFIELD CLOSE CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price **\$667,500** Sold Date **29-Aug-24**

Distance **0.93km**



35 CLARENDON WYND CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price ^{RS} **\$755,000** Sold Date **14-Nov-24**

Distance **0.7km**



7 HARWOOD COURT BURNSIDE HEIGHTS VIC 3023

 3  2  2

Sold Price **\$655,000** Sold Date **27-Sep-24**

Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

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17 BURSARIA DRIVE CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price

^{RS} **\$721,000**

Sold Date

19-Oct-24

Distance

0.24km



38 DALY CIRCUIT CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price

\$762,000

Sold Date

28-May-24

Distance

1.9km



27 BATMAN STREET BURNSIDE HEIGHTS VIC 3023

 3  2  2

Sold Price

\$740,000

Sold Date

06-Jun-24

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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