

0416 082 401 ahuynh@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	15 Mcquillan Way, Burnside Vic 3023
ndicative selling pric	ce price and consumer via gov out/undergueting

Ir

For	the meaning	of this	price see	consumer.vic	.gov.au/u	nderauot	tino
1 01	the meaning	OI IIII3	price see	CONSUME. VIC	.gov.au/u	i iaci quoi	.11 16

Range between	\$490,000	&	\$510,000
			1

Median sale price

Median price	\$539,000	Hou	se X	F	Jnit [Suburb	Burnside
Period - From	01/07/2016	to	30/06/2017			Source	REIV	

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

Α* 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.

Ad	dress of comparable property	Price	Date of sale
1	35 Billungah PI BURNSIDE 3023	\$500,000	30/03/2017
2	20 Tamborine Way CAROLINE SPRINGS 3023	\$493,000	09/06/2017
3	11 Charlesworth Cr BURNSIDE 3023	\$482,000	01/05/2017

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.

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525

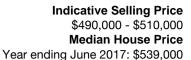




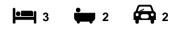
Generated: 16/08/2017 16:56

hockingstuart

Alex Huynh 0416 082 401 ahuynh@hockingstuart.com.au







Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 459 sqm approx

Agent Comments

Comparable Properties

35 Billungah PI BURNSIDE 3023 (REI)

= 3

6 -

Price: \$500,000 **Method:** Private Sale **Date:** 30/03/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Agent Comments



20 Tamborine Way CAROLINE SPRINGS 3023

(REI)

= 3





6

Price: \$493,000 **Method:** Private Sale **Date:** 09/06/2017

Rooms: 4

Property Type: House



11 Charlesworth Cr BURNSIDE 3023 (REI/VG) Agent Comments

└─ 3 **•**





Price: \$482,000

Method: Sold Before Auction

Date: 01/05/2017

Rooms: -

Property Type: House **Land Size:** 350 sqm approx

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525





Generated: 16/08/2017 16:56