

## 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

15 Mcquillan Way, Burnside Vic 3023

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000

&amp;

\$510,000

## Median sale price

Median price \$539,000

House

X

Unit

Suburb Burnside

Period - From 01/07/2016

to

30/06/2017

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	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.



3 2 2

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 459 sqm approx

Agent Comments

**Indicative Selling Price**

\$490,000 - \$510,000

**Median House Price**

Year ending June 2017: \$539,000

## Comparable Properties

**35 Billungah PI BURNSIDE 3023 (REI)**

Agent Comments

3 - -

**Price:** \$500,000

**Method:** Private Sale

**Date:** 30/03/2017

**Rooms:** -

**Property Type:** House (Res)



**20 Tamborine Way CAROLINE SPRINGS 3023 (REI)**

Agent Comments

3 1 1

**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 2 1

**Price:** \$482,000

**Method:** Sold Before Auction

**Date:** 01/05/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 350 sqm approx