

STATEMENT OF INFORMATION

20 NIEWAND AVENUE, BURNSIDE, VIC 3023

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 NIEWAND AVENUE, BURNSIDE, VIC

 4  2  2

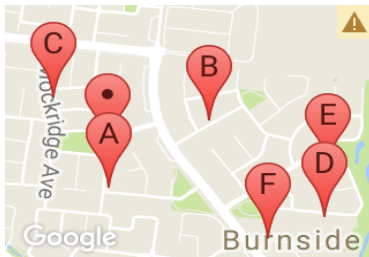
Indicative Selling Price

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

Price Range: \$660,000 to \$695,000

Provided by: David Zammit, Professionals Caroline Springs

MEDIAN SALE PRICE



BURNSIDE, VIC, 3023

Suburb Median Sale Price (House)

\$577,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



32 ROYCROFT AVE, BURNSIDE, VIC 3023

 4  2  2

Sale Price

***\$725,000**

Sale Date: 11/12/2017

Distance from Property: 139m



13 TARCOOLA DR, BURNSIDE, VIC 3023

 4  2  2

Sale Price

***\$649,000**

Sale Date: 16/11/2017

Distance from Property: 347m



19 MOCKRIDGE AVE, BURNSIDE, VIC 3023

 4  2  2

Sale Price

***\$665,000**

Sale Date: 11/11/2017

Distance from Property: 254m



This report has been compiled on 07/02/2018 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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22 PARINGA WAY, BURNSIDE, VIC 3023

 4  2  2

Sale Price

\$657,500

Sale Date: 30/08/2017

Distance from Property: 750m



17 ILLAWONG TCE, BURNSIDE, VIC 3023

 3  2  3

Sale Price

***\$680,000**

Sale Date: 08/01/2018

Distance from Property: 723m



2 BILLUNGHAH PL, BURNSIDE, VIC 3023

 3  2  1

Sale Price

\$640,000

Sale Date: 11/09/2017

Distance from Property: 613m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 NIEWAND AVENUE, BURNSIDE, VIC 3023

Indicative selling price

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

Price Range:

\$660,000 to \$695,000

Median sale price

Median price

\$577,000

House

X

Unit

Suburb

BURNSIDE

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
32 ROYCROFT AVE, BURNSIDE, VIC 3023	*\$725,000	11/12/2017
13 TARCOOLA DR, BURNSIDE, VIC 3023	*\$649,000	16/11/2017
19 MOCKRIDGE AVE, BURNSIDE, VIC 3023	*\$665,000	11/11/2017
22 PARINGA WAY, BURNSIDE, VIC 3023	\$657,500	30/08/2017

17 ILLAWONG TCE, BURNSIDE, VIC 3023	*\$680,000	08/01/2018
2 BILLUNGAH PL, BURNSIDE, VIC 3023	\$640,000	11/09/2017