

## 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

18 MENZIES DRIVE BURNSIDE HEIGHTS VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,250

Property type

House

Suburb

Burnside Heights

Period-from

01 Dec 2022

to

30 Nov 2023

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 13 WILKINS CRESCENT BURNSIDE HEIGHTS VIC 3023 | \$760,000 | 28-May-23 |
| 33 CONNOR DRIVE BURNSIDE HEIGHTS VIC 3023     | \$780,000 | 22-Oct-23 |
|                                               |           |           |

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: 12 December 2023



**13 WILKINS CRESCENT BURNSIDE  
HEIGHTS VIC 3023**

Sold Price

**\$760,000**

Sold Date

**28-May-23**



3



2



2

Distance

**0.85km**



**33 CONNOR DRIVE BURNSIDE  
HEIGHTS VIC 3023**

Sold Price

**\$780,000**

Sold Date

**22-Oct-23**



4



2



2

Distance

**0.73km**

RS = Recent sale

UN = Undisclosed Sale

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