

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

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 &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
12 COOMA PLACE BURNSIDE HEIGHTS VIC 3023	\$720,000	17-Jul-24
2 FLORIDA COURT BURNSIDE HEIGHTS VIC 3023	\$672,000	29-Feb-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: 01 August 2024



12 COOMA PLACE BURNSIDE HEIGHTS VIC 3023

3 2 2

Sold Price ^{RS} **\$720,000** Sold Date **17-Jul-24**

Distance **0.14km**



2 FLORIDA COURT BURNSIDE HEIGHTS VIC 3023

3 2 2

Sold Price **\$672,000** Sold Date **29-Feb-24**

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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