

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

9 IRONBARK GROVE BURNSIDE HEIGHTS VIC 3023

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

\$849,000

&

\$879,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Burnside Heights

Period-from

01 Jan 2024

to

31 Dec 2024

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

8 FORREST STREET BURNSIDE HEIGHTS VIC 3023	\$860,000	16-Oct-24
2 REMINGTON STREET BURNSIDE HEIGHTS VIC 3023	\$865,000	24-Aug-24
18 FREELANDS DRIVE BURNSIDE HEIGHTS VIC 3023	\$833,000	31-Jul-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: 15 January 2025



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8 FORREST STREET BURNSIDE HEIGHTS VIC 3023

4 2 2

Sold Price **\$860,000** Sold Date **16-Oct-24**

Distance **0.25km**



2 REMINGTON STREET BURNSIDE HEIGHTS VIC 3023

4 2 2

Sold Price **\$865,000** Sold Date **24-Aug-24**

Distance **0.81km**



18 FREELANDS DRIVE BURNSIDE HEIGHTS VIC 3023

4 2 2

Sold Price **\$833,000** Sold Date **31-Jul-24**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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