

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

7 KLIM PLACE BURNSIDE 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Burnside

Period-from

01 Jul 2023

to

30 Jun 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 DURROL WAY CAROLINE SPRINGS VIC 3023	\$640,000	18-Jul-24
14 BARRINGTON CIRCUIT CAROLINE SPRINGS VIC 3023	\$659,000	01-Jun-24
39 PARKIN AVENUE CAROLINE SPRINGS VIC 3023	\$640,000	02-Mar-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: 21 July 2024



8 DURROL WAY CAROLINE SPRINGS VIC 3023

 3  1  1

Sold Price

^{RS} **\$640,000**

Sold Date

18-Jul-24

Distance

3.53km



14 BARRINGTON CIRCUIT CAROLINE SPRINGS VIC 3023

 3  2  1

Sold Price

^{RS} **\$659,000**

Sold Date

01-Jun-24

Distance

2.68km



39 PARKIN AVENUE CAROLINE SPRINGS VIC 3023

 3  2  1

Sold Price

\$640,000

Sold Date

02-Mar-24

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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