

## 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

34 COMO AVENUE 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

\$830,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,500

Property type

House

Suburb

Burnside Heights

Period-from

01 Mar 2023

to

29 Feb 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

4 INVERELL STREET BURNSIDE HEIGHTS VIC 3023	\$850,000	23-Nov-23
8 OLDIS CLOSE CAROLINE SPRINGS VIC 3023	\$842,000	05-Feb-24
36 RANMORE GROVE CAROLINE SPRINGS VIC 3023	\$840,000	07-Dec-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: 02 March 2024



#### 4 INVERELL STREET BURNSIDE HEIGHTS VIC 3023

 4
  2
  2

Sold Price

**\$850,000**

Sold Date **23-Nov-23**

Distance

**0.9km**


#### 8 OLDIS CLOSE CAROLINE SPRINGS VIC 3023

 4
  2
  2

Sold Price

<sup>RS</sup> **\$842,000**

Sold Date **05-Feb-24**

Distance

**1.06km**


#### 36 RANMORE GROVE CAROLINE SPRINGS VIC 3023

 4
  2
  2

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date **07-Dec-23**

Distance

**2.2km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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