

## 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

191 ARBOUR BOULEVARD 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,500

Property type

House

Suburb

Burnside Heights

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

6 FORREST STREET BURNSIDE HEIGHTS VIC 3023	\$820,000	07-Feb-24
13 LYONS AVENUE BURNSIDE HEIGHTS VIC 3023	\$875,000	24-Apr-24
10 LAWSON PLACE BURNSIDE HEIGHTS VIC 3023	\$860,000	18-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: 30 July 2024



## 6 FORREST STREET BURNSIDE HEIGHTS VIC 3023

 4  2  2

Sold Price **\$820,000** Sold Date **07-Feb-24**

Distance **0.8km**



## 13 LYONS AVENUE BURNSIDE HEIGHTS VIC 3023

 3  2  3

Sold Price <sup>RS</sup> **\$875,000** Sold Date **24-Apr-24**

Distance **1.32km**



## 10 LAWSON PLACE BURNSIDE HEIGHTS VIC 3023

 4  2  2

Sold Price **\$860,000** Sold Date **18-Mar-24**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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