

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

13 Redbox Crescent 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Burnside Heights

Period-from

01 Jul 2020

to

30 Jun 2021

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

16 Lawson Place Burnside Heights VIC 3023	\$655,000	01-Apr-21
35 Cunningham Chase Burnside Heights VIC 3023	\$650,000	30-Mar-21
20 Wills Terrace Burnside Heights VIC 3023	\$646,200	10-Apr-21

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: 12 July 2021



16 Lawson Place Burnside Heights VIC 3023

3 2 2

Sold Price

\$655,000

Sold Date

01-Apr-21

Distance

0.21km



35 Cunningham Chase Burnside Heights VIC 3023

3 2 2

Sold Price

\$650,000

Sold Date

30-Mar-21

Distance

0.23km



20 Wills Terrace Burnside Heights VIC 3023

3 2 2

Sold Price

^{RS} **\$646,200**

Sold Date

10-Apr-21

Distance

0.33km



36 Menzies Drive Burnside Heights VIC 3023

4 2 2

Sold Price

\$650,000

Sold Date

26-Feb-21

Distance

0.56km



40 Katrina Drive Burnside Heights VIC 3023

4 2 2

Sold Price

^{RS} **\$650,000**

Sold Date

12-Jun-21

Distance

0.73km



16 Marine Parade Caroline Springs VIC 3023

3 2 2

Sold Price

\$661,000

Sold Date

02-Apr-21

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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