

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 COOMA PLACE, BURNSIDE HEIGHTS,  4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$500,000 to \$550,000**

Provided by: Justin Soleimani , Barry Plant Taylors Lakes

MEDIAN SALE PRICE



BURNSIDE HEIGHTS, VIC, 3023

Suburb Median Sale Price (House)

\$561,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



16 FLORIDA CRT, BURNSIDE HEIGHTS, VIC  3  2  2

Sale Price

***\$525,000**

Sale Date: 09/08/2017

Distance from Property: 92m



9 HARWOOD CRT, BURNSIDE HEIGHTS,  4  2  2

Sale Price

***\$510,000**

Sale Date: 22/06/2017

Distance from Property: 78m



12 MIMOSA WAY, BURNSIDE HEIGHTS, VIC  4  2  2

Sale Price

\$505,000

Sale Date: 10/05/2017

Distance from Property: 154m



This report has been compiled on 10/10/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 COOMA PLACE, BURNSIDE HEIGHTS, VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$561,000

House

X

Unit

Suburb

BURNSIDE HEIGHTS

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 FLORIDA CRT, BURNSIDE HEIGHTS, VIC 3023	*\$525,000	09/08/2017
9 HARWOOD CRT, BURNSIDE HEIGHTS, VIC 3023	*\$510,000	22/06/2017
12 MIMOSA WAY, BURNSIDE HEIGHTS, VIC 3023	\$505,000	10/05/2017