

## 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

39 Giverny Close Burnside Heights VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Burnside Heights

Period-from

01 Nov 2020

to

31 Oct 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

36 Katrina Drive Burnside Heights VIC 3023	\$600,000	03-Jul-20
1 Manny Paul Circuit Burnside Heights VIC 3023	\$610,000	02-Nov-21
35 Wylie Circuit Burnside Heights VIC 3023	\$596,000	16-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: 24 November 2021



### 36 Katrina Drive Burnside Heights VIC 3023

 3  2  2

Sold Price

**\$600,000**

Sold Date

**03-Jul-20**

Distance

**0.67km**



### 1 Manny Paul Circuit Burnside Heights VIC 3023

 3  2  1

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**02-Nov-21**

Distance

**0.73km**



### 35 Wylie Circuit Burnside Heights VIC 3023

 3  2  2

Sold Price

**\$596,000**

Sold Date

**16-Apr-21**

Distance

**0.77km**



### 7 Harwood Court Burnside Heights VIC 3023

 3  2  2

Sold Price

**\$590,000**

Sold Date

**13-Feb-21**

Distance

**1.34km**



### 18 Cobaw Circuit Caroline Springs VIC 3023

 3  2  1

Sold Price

Sold Date

**13-Mar-21**

Distance

**1.37km**

RS = Recent sale

UN = Undisclosed Sale

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