

## 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

23 BATMAN STREET 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

\$570,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,250

Property type

House

Suburb

Burnside Heights

Period-from

01 Oct 2022

to

30 Sep 2023

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

|   |           |           |
|---|-----------|-----------|
| 68 CUNNINGHAM CHASE BURNSIDE HEIGHTS VIC 3023   | \$550,000 | 17-Aug-23 |
| 15 PARKES WAY BURNSIDE HEIGHTS VIC 3023         | \$600,000 | 29-Apr-23 |
| 173 TENTERFIELD DRIVE BURNSIDE HEIGHTS VIC 3023 | \$645,000 | 10-Jul-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: 29 October 2023


**68 CUNNINGHAM CHASE  
BURNSIDE HEIGHTS VIC 3023**
 3  2  2

Sold Price **\$550,000** Sold Date **17-Aug-23**

Distance **0.41km**

**15 PARKES WAY BURNSIDE  
HEIGHTS VIC 3023**
 3  2  2

Sold Price **\$600,000** Sold Date **29-Apr-23**

Distance **0.61km**

**173 TENTERFIELD DRIVE  
BURNSIDE HEIGHTS VIC 3023**
 3  2  2

Sold Price **\$645,000** Sold Date **10-Jul-23**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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