

## 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

4 Gainsford Way Burnside 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

\$579,000

&

\$609,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,500

Property type

Land

Suburb

Burnside

Period-from

01 Feb 2020

to

31 Jan 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

5 Sharrock Close Caroline Springs VIC 3023	\$590,000	10-Feb-21
7 Parkin Avenue Caroline Springs VIC 3023	\$600,000	10-Nov-20
39 William Circuit Caroline Springs VIC 3023	\$592,000	07-Nov-20

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: 19 February 2021



**5 Sharrock Close Caroline Springs  
VIC 3023**

3 1 1

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date

**10-Feb-21**

Distance

**0.39km**



**7 Parkin Avenue Caroline Springs  
VIC 3023**

3 2 3

Sold Price

**\$600,000**

Sold Date

**10-Nov-20**

Distance

**0.4km**



**39 William Circuit Caroline Springs  
VIC 3023**

3 1 2

Sold Price

**\$592,000**

Sold Date

**07-Nov-20**

Distance

**0.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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