

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 KLIM PLACE, BURNSIDE, VIC 3023

 3  2  2

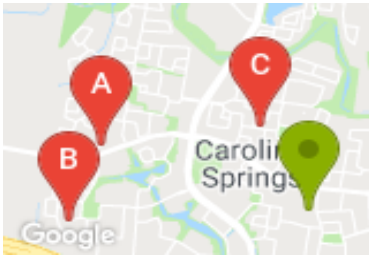
Indicative Selling Price

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

Price Range: \$550,000 to \$580,000

Provided by: Michael Costa, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



BURNSIDE, VIC, 3023

Suburb Median Sale Price (House)

\$606,000

01 July 2017 to 30 June 2018

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.



26 BROADHURST WAY, CAROLINE SPRINGS, VIC

 3  2  2

Sale Price

***\$560,000**

Sale Date: 21/09/2018

Distance from Property: 1.4km



5 TAMBORINE WAY, CAROLINE SPRINGS, VIC

 3  2  2

Sale Price

\$570,499

Sale Date: 25/06/2018

Distance from Property: 1.6km



10 O'DONNELL DR, CAROLINE SPRINGS, VIC

 3  2  2

Sale Price

\$577,500

Sale Date: 12/06/2018

Distance from Property: 682m



This report has been compiled on 24/09/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

10 KLIM PLACE, BURNSIDE, VIC 3023

Indicative selling price

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

Price Range: \$550,000 to \$580,000

Median sale price

Median price \$606,000

House

Unit

Suburb BURNSIDE

Period 01 July 2017 to 30 June 2018

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
26 BROADHURST WAY, CAROLINE SPRINGS, VIC 3023	*\$560,000	21/09/2018
5 TAMBORINE WAY, CAROLINE SPRINGS, VIC 3023	\$570,499	25/06/2018
10 O'DONNELL DR, CAROLINE SPRINGS, VIC 3023	\$577,500	12/06/2018