

## 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

38 Wilkins Crescent 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

\$660,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$658,500

Property type

House

Suburb

Burnside Heights

Period-from

01 Mar 2020

to

28 Feb 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

9 Wilkins Crescent Burnside Heights VIC 3023	\$690,000	14-Nov-20
19 Wylie Circuit Burnside Heights VIC 3023	\$686,000	12-Mar-21
5 Ironbark Grove Burnside Heights VIC 3023	\$675,000	23-Dec-19

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.~~

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# AREASPECIALIST

Rajiv Bakshi

P 0434037899

M 0434037899

E rbakshi@areaspecialist.com.au



## 9 Wilkins Crescent Burnside Heights VIC 3023

4 2 2

Sold Price **\$690,000** Sold Date **14-Nov-20**

Distance **0.11km**



## 19 Wylie Circuit Burnside Heights VIC 3023

4 2 2

Sold Price <sup>RS</sup> **\$686,000** Sold Date **12-Mar-21**

Distance **0.15km**



## 5 Ironbark Grove Burnside Heights VIC 3023

4 2 2

Sold Price **\$675,000** Sold Date **23-Dec-19**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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