

## 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

6 Albert Court 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

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$597,000

Property type

House

Suburb

Burnside Heights

Period-from

01 May 2019

to

30 Apr 2020

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

2 Winterton Court Burnside Heights VIC 3023	\$780,000	14-May-20
23 Jacaranda Drive Taylors Hill VIC 3037	\$753,000	04-May-20
14 Lawson Way Caroline Springs VIC 3023	\$770,000	27-Mar-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 May 2020



**2 Winterton Court Burnside Heights VIC 3023** Sold Price

<sup>RS</sup> **\$780,000** Sold Date **14-May-20**

4 2 2

Distance **0.23km**



**23 Jacaranda Drive Taylors Hill VIC 3037** Sold Price

<sup>RS</sup> **\$753,000** Sold Date **04-May-20**

4 2 2

Distance **1.32km**



**14 Lawson Way Caroline Springs VIC 3023** Sold Price

**\$770,000** Sold Date **27-Mar-20**

4 2 2

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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