



STATEMENT OF INFORMATION

23 WATERSIDE DRIVE, BURNSIDE HEIGHTS, VIC

PREPARED BY DANNY TRAN, BARRY PLANT CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 WATERSIDE DRIVE, BURNSIDE

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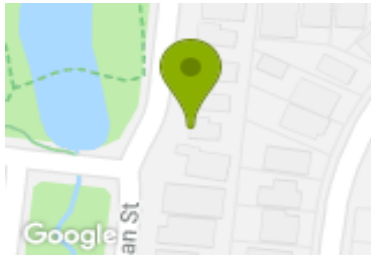
Indicative Selling Price

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

Price Range: **\$640,000 to \$690,000**

Provided by: Danny Tran, Barry Plant Caroline Springs

MEDIAN SALE PRICE



BURNSIDE HEIGHTS, VIC, 3023

Suburb Median Sale Price (House)

\$607,500

01 July 2017 to 30 June 2018

Provided by:  pricefinder

COMPARABLE PROPERTIES

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 six months.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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

Address
Including suburb and
postcode

23 WATERSIDE DRIVE, BURNSIDE HEIGHTS, VIC

Indicative selling price

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

Price Range: \$640,000 to \$690,000

Median sale price

Median price

\$607,500

House

Unit

Suburb

BURNSIDE
HEIGHTS

Period

01 July 2017 to 30 June 2018

Source


pricfinder

Comparable property sales

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 six months.