

## 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

10 LAWSON PLACE 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Burnside Heights

Period-from

01 Feb 2023

to

31 Jan 2024

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

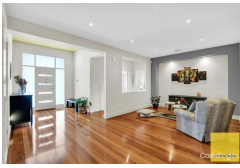
Date of sale

4 INVERELL STREET BURNSIDE HEIGHTS VIC 3023	\$850,000	23-Nov-23
26 IRONBARK GROVE BURNSIDE HEIGHTS VIC 3023	\$800,000	02-Aug-23
3 STANTHORP STREET BURNSIDE HEIGHTS VIC 3023	\$795,000	28-Jul-23

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: 06 February 2024



## 4 INVERELL STREET BURNSIDE HEIGHTS VIC 3023

Sold Price **\$850,000** Sold Date **23-Nov-23**

4 2 2

Distance **0.35km**



## 26 IRONBARK GROVE BURNSIDE HEIGHTS VIC 3023

Sold Price **\$800,000** Sold Date **02-Aug-23**

4 2 2

Distance **0.57km**



## 3 STANTHORP STREET BURNSIDE HEIGHTS VIC 3023

Sold Price **\$795,000** Sold Date **28-Jul-23**

3 2 2

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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