

## 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

14 HARWOOD 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

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$748,000

Property type

House

Suburb

Burnside Heights

Period-from

01 Apr 2023

to

31 Mar 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

11 COOMA PLACE BURNSIDE HEIGHTS VIC 3023	\$700,000	17-Oct-23
3 LAWSON PLACE BURNSIDE HEIGHTS VIC 3023	\$715,000	13-Mar-24

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: 17 April 2024



## 11 COOMA PLACE BURNSIDE HEIGHTS VIC 3023

4 2 2

Sold Price **\$700,000** Sold Date **17-Oct-23**

Distance **0.04km**



## 3 LAWSON PLACE BURNSIDE HEIGHTS VIC 3023

4 2 2

Sold Price **\$715,000** Sold Date **13-Mar-24**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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