

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

17 Kelly Avenue, Burnside Vic 3023

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$584,000

Property Type

Vacant land

Suburb

Burnside

Period - From

10/11/2022

to

09/11/2023

Source

REIV

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 six 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
1	2 Devitt Ct BURNSIDE 3023	\$586,000	28/08/2023
2	14 Strickland Cr BURNSIDE 3023	\$520,000	13/06/2023
3	6 Futura St BURNSIDE 3023	\$509,000	23/05/2023

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 six months.~~

This Statement of Information was prepared on:

16/11/2023

17 Kelly Avenue, Burnside Vic 3023



Property Type:
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Land Price

10/11/2022 - 09/11/2023: \$584,000

Comparable Properties



2 Devitt Ct BURNSIDE 3023 (REI)



Agent Comments

Original condition, needing some renovation work

Price: \$586,000

Method: Private Sale

Date: 28/08/2023

Property Type: House

Land Size: 621 sqm approx



14 Strickland Cr BURNSIDE 3023 (VG)



Agent Comments

Original condition, fairly maintained home, on land that is approximately 280m2 smaller

Price: \$520,000

Method: Sale

Date: 13/06/2023

Property Type: House (Res)

Land Size: 315 sqm approx

6 Futura St BURNSIDE 3023 (VG)



Agent Comments

Vacant land that is approximately 195m2 smaller

Price: \$509,000

Method: Sale

Date: 23/05/2023

Property Type: Land

Land Size: 400 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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