

## 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

23 REDBOX CRESCENT 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

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,500

Property type

House

Suburb

Burnside Heights

Period-from

01 Dec 2022

to

30 Nov 2023

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

|   |           |           |
|---|-----------|-----------|
| 20 MENZIES DRIVE BURNSIDE HEIGHTS VIC 3023      | \$630,000 | 19-Jun-23 |
| 173 TENTERFIELD DRIVE BURNSIDE HEIGHTS VIC 3023 | \$645,000 | 10-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: 19 December 2023

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**20 MENZIES DRIVE BURNSIDE HEIGHTS VIC 3023**

 4  2  -

Sold Price **\$630,000** Sold Date **19-Jun-23**

Distance **0.79km**



**173 TENTERFIELD DRIVE BURNSIDE HEIGHTS VIC 3023**

 3  2  2

Sold Price **\$645,000** Sold Date **10-Jul-23**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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