

## 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

26 LYONS AVENUE 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

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$736,500

Property type

House

Suburb

Burnside Heights

Period-from

01 May 2023

to

30 Apr 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

31 BUNGAREE TRACK BURNSIDE HEIGHTS VIC 3023	\$755,000	02-May-24
27 BUNGAREE TRACK BURNSIDE HEIGHTS VIC 3023	\$770,000	18-Jan-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: 15 May 2024

Adam Jones  
P 0408693102  
M 0408693102  
E [ajones@barryplant.com.au](mailto:ajones@barryplant.com.au)



**31 BUNGAREE TRACK BURNSIDE HEIGHTS VIC 3023**

 3  2  2

Sold Price

<sup>RS</sup>

**\$755,000**

Sold Date **02-May-24**

Distance **0.41km**



**27 BUNGAREE TRACK BURNSIDE HEIGHTS VIC 3023**

 3  2  2

Sold Price

**\$770,000**

Sold Date **18-Jan-24**

Distance **0.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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