



STATEMENT OF INFORMATION

31 BELLEVILLE CLOSE, BURNSIDE HEIGHTS, VIC-3023

PREPARED BY MITCH (HUNG) NGUYEN, PROFESSIONALS ST ALBANS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Auction & Inspection Policy

Little Real Estate is committed to reducing the spread of COVID-19. We kindly ask you to read and comply with the following policies before entering the property.

- Do not enter the property if you have a fever or flu like symptoms.
- Please avoid physical contact, including shaking hands.
- We welcome the wearing of masks at inspections and auctions.
- Please use the hand sanitiser provided.
- Each individual person must check in with the QR Code provided by the agent.
- Please do not touch any objects or surfaces inside the property. This includes pool furniture, cushions, lawns etc.

IMPORTANT NOTICE: CHECK IN VISA QR CODE AND PROOF OF FULL VACCINATION STATUS REQUIRED PRIOR TO ENTRY FOR ANY OFFERS OF OVER THE PHONE AND AUCTIONS. PLEASE INSPECTORS CAN ALSO BE ARRANGED IF YOU PREFER TO VIEW OUTSIDE OF THE ADVERTISED TIME, OR YOU DO NOT WANT TO DISCLOSE YOUR VACCINATION STATUS.

All Little Real Estate opens will be conducted in accordance with Victoria State Government requirements.

31 BELLEVILLE CLOSE, BURNSIDE

4 2 2

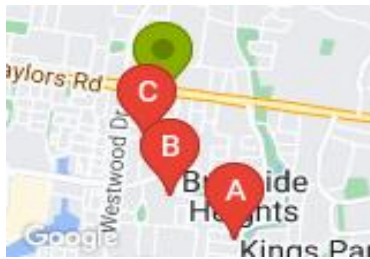
Indicative Selling Price

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

Price Range: \$840,000 to \$880,000

Provided by: Mitch (Hung) Nguyen, Professionals St Albans

MEDIAN SALE PRICE



BURNSIDE HEIGHTS, VIC, 3023

Suburb Median Sale Price (House)

\$770,000

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



4 INVERELL ST, BURNSIDE HEIGHTS, VIC 3023

4 2 2

Sale Price

\$850,000

Sale Date: 23/11/2023

Distance from Property: 1.1km



12 WINTERTON CRT, BURNSIDE HEIGHTS, VIC

4 2 4

Sale Price

\$880,000

Sale Date: 21/11/2023

Distance from Property: 690m



34 COMO AVE, BURNSIDE HEIGHTS, VIC 3023

4 2 4

Sale Price

***\$840,000**

Sale Date: 20/03/2024

Distance from Property: 318m



This report has been compiled on 05/04/2024 by Professionals St Albans. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

31 BELLEVILLE CLOSE, BURNSIDE HEIGHTS, VIC 3023

Indicative selling price

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

Price Range:

\$840,000 to \$880,000

Median sale price

Median price

\$770,000

Property type

House

Suburb

BURNSIDE
HEIGHTS

Period

01 April 2023 to 31 March 2024

Source

pricfinder

Comparable property sales

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

4 INVERELL ST, BURNSIDE HEIGHTS, VIC 3023	\$850,000	23/11/2023
12 WINTERTON CRT, BURNSIDE HEIGHTS, VIC 3023	\$880,000	21/11/2023
34 COMO AVE, BURNSIDE HEIGHTS, VIC 3023	*\$840,000	20/03/2024

This Statement of Information was prepared on:

05/04/2024