

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

4 SONOMA STREET BURNSIDE VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Burnside

Period-from

01 Oct 2022

to

30 Sep 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

30 ALMENDRA AVENUE BURNSIDE VIC 3023	\$870,000	06-Aug-23
4 ZACHARY STREET BURNSIDE VIC 3023	\$920,000	23-May-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: 06 October 2023



30 ALMENDRA AVENUE BURNSIDE Sold Price **\$870,000** Sold Date **06-Aug-23**
VIC 3023

4 2 2

Distance **0.26km**



4 ZACHARY STREET BURNSIDE Sold Price **\$920,000** Sold Date **23-May-23**
VIC 3023

4 3 2

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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