

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

8 HOVELL DRIVE BURNSIDE HEIGHTS 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

\$880,000

&

\$940,000

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

1 PRISCILLA STREET BURNSIDE HEIGHTS VIC 3023	\$900,000	01-Dec-23
13 LYONS AVENUE BURNSIDE HEIGHTS VIC 3023	\$875,000	24-Apr-24
10 LAWSON PLACE BURNSIDE HEIGHTS VIC 3023	\$860,000	18-Mar-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: 31 May 2024

**1 PRISCILLA STREET BURNSIDE HEIGHTS VIC 3023**

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Sold Price **\$900,000** Sold Date **01-Dec-23**Distance **0.21km****13 LYONS AVENUE BURNSIDE HEIGHTS VIC 3023**

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Sold Price ^{RS} **\$875,000** Sold Date **24-Apr-24**Distance **0.27km****10 LAWSON PLACE BURNSIDE HEIGHTS VIC 3023**

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Sold Price **\$860,000** Sold Date **18-Mar-24**Distance **0.51km****RS** = Recent sale **UN** = Undisclosed Sale

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