Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1 Tarcoola Drive Burnside, 3023

Indicative selling price

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

Range between	$920,000 & $950,000

Median sale price

Median price	$825,000	Property Type	HOUSE	Suburb	BURNSIDE
Period - From	01-Jan-2022	to	12-Sep-2022	Source	Pricefinder

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
1	5 Wenden Court, Burnside, Vic 3023	$830,000	21-Jul-2022
2	201 Westwood Drive, Burnside, Vic 3023	$800,000	16-May-2022
3	18 Tarcoola Drive, Burnside, Vic 3023	$820,000	30-Jul-2022

This statement of information was prepared on 12-Sep-2022 at 4:38:41 PM EST