

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

7 WINDLE TERRACE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

House

Suburb

Burnside

Period-from

01 Mar 2024

to

28 Feb 2025

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

3 FREEMAN AVENUE BURNSIDE VIC 3023	\$520,000	05-May-24
3 SULLIVAN TERRACE BURNSIDE VIC 3023	\$540,000	19-Feb-25

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: 24 March 2025

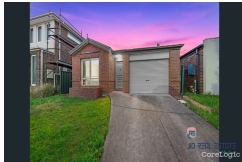


3 FREEMAN AVENUE BURNSIDE VIC 3023

 3  2  1

Sold Price **\$520,000** Sold Date **05-May-24**

Distance **0.28km**



3 SULLIVAN TERRACE BURNSIDE VIC 3023

 3  2  1

Sold Price ^{RS} **\$540,000** Sold Date **19-Feb-25**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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