



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**9 Kelly Avenue,  
BURNSIDE 3023**

4 beds 2 baths 2 parking  
SWEENEY

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$690,000 - \$730,000**

### Median sale price

Median for **BURNSIDE** for period **Mar 2019 - Sep 2019**

Sourced from **REA**.

**\$590,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**282 Westwood Drive,**  
Burnside 3023

Price **\$715,000** Sold 29  
August 2019

**29 Illawong Terrace,**  
Burnside 3032

Price **\$690,000** Sold 03 June  
2019

**7 Carinya Boulevard,**  
Burnside 3023

Price **\$760,000** Sold 04  
March 2019

This Statement of Information was prepared on 4th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.

### Sweeney Estate Agents Caroline Springs

Central Shopping Centre Shop 21a  
13-15 Lake Street,  
Caroline Springs VIC 3023

### Contact agents



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