



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 5 IRONBARK GROVE, BURNSIDE HEIGHTS 3023

HOUSE



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$720,000 - \$760,000**

### Median sale price

Median **HOUSE** for **BURNSIDE HEIGHTS** for period **Oct 2018 - Oct 2019**

Sourced from **PRICEFINDER**.

**\$599,000**

### 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.

**25 Lyons Avenue,**  
Burnside Heights 3023

Price **\$705,000** Sold 11  
September 2019

**87 Tenterfield Drive,**  
Burnside Heights 3023

Price **\$740,000** Sold 19  
August 2019

**8 Forrest Street,**  
Burnside Heights 3023

Price **\$722,000** Sold 13 July  
2019

This Statement of Information was prepared on 16th 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 PRICEFINDER.

### The Sarain

14/242-244 caroline springs bvd,  
caroline springs VIC 3023

### Contact agents



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