

## 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

11 SCULLIN ROAD BURNSIDE HEIGHTS VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$920,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Burnside Heights

Period-from

01 Dec 2023

to

30 Nov 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

8 HOVELL DRIVE BURNSIDE HEIGHTS VIC 3023	\$965,000	25-Jun-24
7 HYDE CLOSE BURNSIDE HEIGHTS VIC 3023	\$950,000	11-Oct-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: 03 December 2024



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**8 HOVELL DRIVE BURNSIDE  
HEIGHTS VIC 3023**

4 2 1

Sold Price **\$965,000** Sold Date **25-Jun-24**

Distance **0.3km**



**7 HYDE CLOSE BURNSIDE  
HEIGHTS VIC 3023**

4 2 2

Sold Price <sup>RS</sup> **\$950,000** Sold Date **11-Oct-24**

Distance **0.51km**

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

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