

**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:

83 Fydler Avenue, Burnside VIC 3023

**INDICATIVE SELLING PRICE** (For the meaning of this price see [consumeraffairs.vic.gov.au/underquoting](http://consumeraffairs.vic.gov.au/underquoting))

Range between \$620,000 and \$640,000

**MEDIAN SALE PRICE**

Median price: \$540,000

Property type: House

Suburb: Burnside VIC 3023

Period from 01 May 2016 to 01 May 2017

Source: Realestate.com.a

**COMPARABLE PROPERTY SALES**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months.

**Barry Plant Caroline Springs**

Shop 21, 13-15 Lake Street  
Caroline Springs, Vic, 3023  
9307 4000

This report has been compiled on 08/05/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)