

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

54 Newhaven Road, Burwood East Vic 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Burwood East

Period - From

01/10/2023

to

31/12/2023

Source

REIV

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 six 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
1	18 Worthing Av BURWOOD EAST 3151	\$1,276,500	21/03/2024
2	11 Benwerrin Dr BURWOOD EAST 3151	\$1,182,000	23/03/2024
3	19 Newhaven Rd BURWOOD EAST 3151	\$1,162,100	02/03/2024

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 six months.~~

This Statement of Information was prepared on:

11/04/2024 08:19



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54 Newhaven Road, Burwood East

Additional information

Council Rates: \$2079.40pa (Refer Section 32)
 Water Rates: \$185pq plus usage (Refer Section 32)
 General Residential Zone Schedule 1
 Significant Landscape Overlay Schedule 9
 Land size: 585sqm approx.
 Evaporative cooling
 Hydronic heating system (requires service/repair)
 Ducted vacuum
 Polished floorboards throughout
 Electric cooktop
 Electric oven
 Dishwasher
 Tandem carport
 Double garage
 1000L water tank- plumbed for rear garden
 3300L water tank- plumbed for front garden

Rental Estimate

\$650 pw based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Close proximity to

Schools

Burwood East Primary- Highbury Rd, Burwood East (700m)
 Forest Hill College- Mahoneys Rd, Burwood East (1.8km)
 East Burwood Preschool- Statesman Ave, Burwood East (1.8km)
 Emmaus College- Springvale Rd, Vermont South (2.7km)
 Wesley College- High Street Rd, Glen Waverley (2.1km)

Shops

Burwood One- Burwood Hwy, Burwood East (1.4km)
 The Glen- Springvale Rd, Glen Waverley (3km)
 Forest Hill Chase- Canterbury Rd, Forest Hill (3.2km)

Parks

East Burwood Reserve- via Newhaven Rd, Burwood East (150m)
 Highbury Park- Highbury Rd, Burwood East (950m)

Transport

Syndal Station (2.8km)
 Tram 75 Vermont South to Docklands
 Bus 703 Middle Brighton to Blackburn
 Bus 736 Blackburn to Mitcham

Settlement

10% deposit, balance 30/60 days (neg)



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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