

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

1/84 Burwood Highway, Burwood East Vic 3151

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price

\$650,500

Property Type

Unit

Suburb

Burwood East

Period - From

01/01/2023

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	3/239 Blackburn Rd BLACKBURN SOUTH 3130	\$842,000	02/09/2023
2	105/11 Foundation Blvd BURWOOD EAST 3151	\$650,000	11/10/2023
3	6/90 Burwood Hwy BURWOOD EAST 3151	\$570,000	23/11/2023

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:

06/02/2024 14:57



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1/84 Burwood Highway, Burwood East

Additional information

Whitehorse Council Rates: TBA
 Owners Corporation fees: TBA
 Land size: 166m2 (approx.)
 North facing front unit
 Renovated kitchen
 Westinghouse electric oven
 600mm gas cook top
 Dishwasher
 2 x bedrooms with BIRs
 Renovated bathroom
 Two toilets
 Air conditioning
 Gas ducted heating
 Separate laundry
 Lock up garage with internal access
 Courtyard garden

Chattels

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

Rental Estimate

\$450 - \$500 per week based on current
 market conditions.

Close proximity to

Schools Orchard Grove Primary – Zoned (2km)
 Burwood East Primary - (1.9km)
 Mount Waverley Secondary College - zoned (3.5km)
 PLC (3.1km)
 Emmaus College – 3.6km

Shops Burwood East Woolworths and shops (550m)
 Burwood Brickworks Shopping Centre (850m)
 Burwood One Shopping Centre (1.1km)
 Forest Hill Chase Shopping Centre (4.2km)

Parks Mudgee Flat Playground (550m)
 Ballyshannassy Park (1.1km)
 Witchwood Gully (900m)
 Eley Park Playground (1.4km)
 The Village Green – Brickworks playground (1.8km)

Transport Tram 75 Vermont South - Central Pier Docklands
 Bus 732 Box Hill Station – Upper Ferntree Gully
 Mount Waverley Train Station (3.3km)

Settlement

10% deposit, balance 30/60 days or any other such terms that have been
 agreed to in writing by the vendor prior to the auction.



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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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