

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

24 Bellevue Avenue, Burwood East Vic 3151

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Burwood East

Period - From 01/01/2023 to 31/03/2023 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	26 Tainton Rd BURWOOD EAST 3151	\$1,120,000	06/05/2023
2	4 Jonathan Av BURWOOD EAST 3151	\$951,000	09/05/2023
3	131 Burwood Hwy BURWOOD EAST 3151	\$950,000	03/02/2023

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:

09/06/2023 09:25



woodards 

24 Bellevue Avenue, Burwood East

Additional information

Council Rates: \$1827.05pa (Refer S32)
 Water Rates: \$175pq plus usage
 General Residential Zone Schedule 1
 Significant Landscape Overlay Schedule 9
 Land size: 600sqm approx.
 17.3m frontage (approx.)
 Solar panels
 Timber floorboards
 Ceiling fans
 Gas ducted heating
 Split system units
 Double garage with auto door
 Garden sheds

Chattels

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

Terms

10% deposit, balance 30/45/60 days

Close proximity to

Schools

Burwood East Primary- Blackburn Rd, Burwood East (1.1km)
 Forest Hill College- Mahoneys Rd, Burwood East (1.4km)
 PLC- Burwood Hwy, Burwood (4.3km)
 Deakin University- Burwood Hwy, Burwood (3.9km)

Shops

Burwood One- Burwood Hwy, Burwood East (600m)
 Forest Hill Chase- Canterbury Rd, Forest Hill (3km)
 The Glen- Springvale Rd, Glen Waverley (3.7km)

Parks

Burwood East Reserve- Burwood Hwy, Burwood East (1km)
 Mahoneys Reserve (off lead dog) Mahoneys Rd, Forest Hill (2km)

Transport

Syndal train station (3.7km)
 Tram 75- Vermont South to Docklands
 Bus 703 Middle Brighton to Blackburn
 Bus 736 Mitcham to Blackburn via Glen Waverley



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

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.

Blackburn 100 South Parade 9894 1000

woodards.com.au