

# 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

3 Newhaven Road, Burwood East Vic 3151

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,250,000

### Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Burwood East

Period - From

01/04/2023

to

31/03/2024

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	45 Barter Cr FOREST HILL 3131	\$1,250,000	18/11/2023
2	54 Newhaven Rd BURWOOD EAST 3151	\$1,230,000	27/04/2024
3			

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:

29/04/2024 21:39

3 Newhaven Road, Burwood East Vic 3151

**Harcourts**

George Young  
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**Indicative Selling Price**

\$1,250,000

**Median House Price**

Year ending March 2024: \$1,300,000



3 1 1

**Property Type:** House (Res)

**Land Size:** 605 sqm approx

**Agent Comments**

## Comparable Properties



**45 Barter Cr FOREST HILL 3131 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 614 sqm approx



**54 Newhaven Rd BURWOOD EAST 3151 (REI)**

**Agent Comments**

3 2 4

**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** House (Res)

**Land Size:** 585 sqm approx

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.

**Account - Harcourts Manningham | P: 03 9842 8000**



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