Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

ewhaven Road, Burwood East Vic 3151
EW.

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price	\$1,300,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



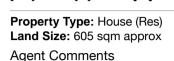
Date of sale



George Young 03 9842 8000 0407 303 800 george.young@harcourts.com.au

Indicative Selling Price \$1,250,000 **Median House Price** Year ending March 2024: \$1,300,000





Comparable Properties



45 Barter Cr FOREST HILL 3131 (REI/VG)

Price: \$1,250,000 Method: Auction Sale Date: 18/11/2023

Property Type: House (Res) Land Size: 614 sqm approx

Agent Comments



54 Newhaven Rd BURWOOD EAST 3151 (REI) Agent Comments

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



