

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

2 NEWHAVEN ROAD BURWOOD EAST VIC 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,234,500

Property type

House

Suburb

Burwood East

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

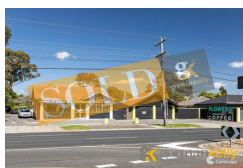
Date of sale

292 BURWOOD HIGHWAY BURWOOD EAST VIC 3151	\$1,503,968	06-May-22
12 HOLBEACH STREET BURWOOD EAST VIC 3151	\$1,510,000	13-May-22
3 MCLELLAND WAY BURWOOD EAST VIC 3151	\$1,500,000	23-Apr-22

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 6 months.~~

This Statement of Information was prepared on: 25 May 2023



**292 BURWOOD HIGHWAY
BURWOOD EAST VIC 3151**

1 - -

Sold Price

\$1,503,968

Sold Date **06-May-22**

Distance

0.07km



**12 HOLBEACH STREET BURWOOD
EAST VIC 3151**

4 2 3

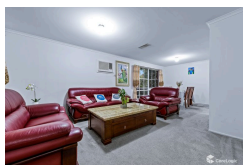
Sold Price

\$1,510,000

Sold Date **13-May-22**

Distance

0.6km



**3 MCLELLAND WAY BURWOOD
EAST VIC 3151**

4 2 2

Sold Price

\$1,500,000

Sold Date **23-Apr-22**

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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