

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

1A Hughes Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,387,500

Property Type House

Suburb Burwood

Period - From 01/01/2022

to 31/12/2022

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	2/141 Huntingdale Rd ASHWOOD 3147	\$1,240,000	10/12/2022
2	1/8 Silver Ash Av ASHWOOD 3147	\$1,220,000	03/04/2023
3	2/47 Cadorna St BOX HILL SOUTH 3128	\$1,200,000	10/12/2022

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:

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1A Hughes Street, Burwood

Additional information

Council Rate: \$TBA
Water Rate: \$126.79
Land size: 438sqm
House on its own title
North facing backyard
Secure pin entry
Automatic garage light
Large entertainment area

Future Suburban Rail Loop underground station opposite to Deakin University

Chattels

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

Settlement

10% deposit, 30/60/90 or any other such terms that have been agreed to in writing by the vendor.

Rental Estimate

\$850 - \$900 per week based on current market conditions.

Close proximity to

Schools Parkhill Primary School- Zoned 1.(23km)
Ashwood High School - Zoned (1.45km)
Deakin University (850m)
Presbyterian Ladies College (PLC) (900m)

Shops Burwood Heights Shopping Centre (2.7km)
Burwood Brickworks Shopping Centre (2.9km)
Burwood One Shopping Centre (4.6km)
Chadstone - The Fashion Capital (5.5km)

Parks Gardiners Creek Reserve (350m)
Bennettswood Reserve (950m)
Wattle Park (2.5km)

Transport

Box Hill Station (3.6km)
Burwood Station (4.9km)
Hartwell Station (3.6km)
Bus 768 → Box Hill Central
Tram 75 → Burwood One Shopping Centre
Tram 75 → Hartwell Station Camberwell



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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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