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

48 Newhaven Road, Burwood East Vic 3151

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|------------|------|--------|--------------|
| Range betweer | \$900,000 | | & | | \$990,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$1,120,000 | Pro | operty Type | Hou | se | | Suburb | Burwood East |
| Period - From | 01/01/2020 | to | 31/03/2020 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 16 Robinlee Av BURWOOD EAST 3151 | \$988,000 | 07/12/2019 |
| 2 | 7 Apple Ct BURWOOD EAST 3151 | \$967,000 | 08/05/2020 |
| 3 | 4 Davor Ct BURWOOD EAST 3151 | \$932,000 | 02/05/2020 |

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:

03/06/2020 14:45



McGrath





Property Type: House (Previously Occupied - Detached) Land Size: 611 sqm approx Agent Comments

James Moss 03 9877 1277 0418 333 676 jamesmoss@mcgrath.com.au

Indicative Selling Price \$900,000 - \$990,000 **Median House Price** March quarter 2020: \$1,120,000

Comparable Properties



16 Robinlee Av BURWOOD EAST 3151 (REI/VG)



Price: \$988,000 Method: Auction Sale Date: 07/12/2019 Rooms: 4 Property Type: House (Res) Land Size: 582 sqm approx

Agent Comments

7 Apple Ct BURWOOD EAST 3151 (REI)



Price: \$967.000 Method: Private Sale Date: 08/05/2020 Property Type: House Land Size: 588 sqm approx

4 Davor Ct BURWOOD EAST 3151 (REI)



Price: \$932,000 Method: Private Sale Property Type: House Land Size: 587 sqm approx Agent Comments

Agent Comments

Date: 02/05/2020

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.