

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 consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,120,000 Property Type House Suburb Burwood East

Period - From 01/01/2020 to 31/03/2020 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	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



Property Type: House (Previously Occupied - Detached)

Land Size: 611 sqm approx

Agent Comments

Comparable Properties



16 Robinlee Av BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$988,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 4

Property Type: House (Res)

Land Size: 582 sqm approx



7 Apple Ct BURWOOD EAST 3151 (REI)

Agent Comments



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)

Agent Comments



Price: \$932,000

Method: Private Sale

Date: 02/05/2020

Property Type: House

Land Size: 587 sqm approx