

# 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

1/84 Burwood Highway, Burwood East Vic 3151
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$640,000
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 & 

\$690,000
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### Median sale price

Median price 

\$650,500
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 Property Type 

Unit
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 Suburb 

Burwood East
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Period - From 

01/01/2023
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 to 

31/12/2023
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 Source 

REIV
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### 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	3/239 Blackburn Rd BLACKBURN SOUTH 3130	\$842,000	02/09/2023
2	105/11 Foundation Blvd BURWOOD EAST 3151	\$650,000	11/10/2023
3	6/90 Burwood Hwy BURWOOD EAST 3151	\$570,000	23/11/2023

**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: 

06/02/2024 14:57
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## 1/84 Burwood Highway, Burwood East

### Additional information

Whitehorse Council Rates: TBC  
Land size: TBC  
North facing front unit  
Natural light throughout  
Spacious living area  
Renovated kitchen with modern appliances  
2 x bedrooms with BIRs  
Renovated bathroom with separate toilet  
Airconditioning  
Gas ducted heating  
Lock up garage with internal access

### Chattels

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

### Rental Estimate

\$550 - \$580 per week based on current market conditions.

### Close proximity to

**Schools** Orchard Grove Primary – Zoned (2km)  
Burwood East Primary- (1.9km)  
Forest Hill College- Zoned (2.1km)  
Mount Waverley Secondary College (3.5km)  
PLC (3.1km)

**Shops** Burwood East Woolworths and shops (550m)  
Burwood Brickworks Shopping Centre (850m)  
Burwood One Shopping Centre (1.1km)  
Forest Hill Chase Shopping Centre (4.2km)

**Parks** Mudgee Flat Playground (550m)  
Ballyshannassy Park (1.1km)  
Witchwood Gully (900m)  
Eley Park Playground (1.4km)  
The Village Green – Brickworks playground (1.8km)

**Transport** Mount Waverley Train Station (3.3km)  
Tram 75 Vermont South - Central Pier Docklands  
Bus 732 Box Hill Station – Upper Ferntree Gully

### Settlement

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



**Rachel Waters**  
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**Mark Johnstone**  
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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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