

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

2/14 Havelock Street, Burwood Vic 3125

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 \$886,000 Property Type Unit Suburb Burwood

Period - From 01/04/2023 to 30/06/2023 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	2/5 Keogh St BURWOOD 3125	\$941,000	02/07/2023
2	9/33 Mcintyre St BURWOOD 3125	\$936,500	29/04/2023
3	1/5 Keogh St BURWOOD 3125	\$918,000	06/07/2023

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:

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2/14 Havelock Street Burwood

Additional information

Council Rates: TBC (Section 32)
Body Corporate: TBC (Section 32)
Master bedroom with WIR & Ensuite
2 bedrooms with BIR
Central bathroom
Kitchen with stone benchtops
Stainless steel appliances
2 living areas
Study nook
Great storage
Ducted heating
Cooling
Double garage

Chattels

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

Rental estimate

\$600 per week (approx.)

Close proximity to

- Schools** Essex Heights Primary School - Zoned (1.3km)
Parkhill Primary School (1.59km)
Ashwood High School - Zoned (1.93km)
Mount Waverley Secondary College - (1.96km)
- Shops** Burwood Brickworks Shopping Centre (1.8km)
Burwood One Shopping Centre (3.0km)
Box Hill Central (3.9km)
Forest Hill Chase (6.1km)
- Parks** Gillard Street Reserve (400m)
Bennettswood Reserve (750m)
Lundgren Chain Reserve (750m)
Federal Reserve (1.6km)
- Transport** Jordanville Train Station (2.8 km)
Box Hill Train Station (3.9km)
Ashburton Train Station (4.3km)
Tram - 75 -Central Pier Docklands to Vermont South
Bus 767 Box Hill to Southland
- Settlement** 30/60/90 days or any other such terms that have been agreed to in writing by the vendor



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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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