

# 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

21 Newhaven Road, 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 

\$1,150,000
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 & 

\$1,250,000
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### Median sale price

Median price 

\$1,305,000
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 Property Type 

House
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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	17 Duband St BURWOOD EAST 3151	\$1,200,000	09/09/2023
2	19 Range Rd BURWOOD EAST 3151	\$1,263,000	12/11/2023
3	24 Range Rd BURWOOD EAST 3151	\$1,188,000	16/09/2023

**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: 

13/02/2024 11:37
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