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	3 Newhaven Road, Burwood East Vic 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,300,000	Pro	perty Type	House		Suburb	Burwood East
Period - From	01/10/2023	to	31/12/2023	S	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	17 Pippin Av BURWOOD EAST 3151	\$1,290,000	04/10/2023
2	50 Romoly Dr FOREST HILL 3131	\$1,280,000	09/11/2023
3	10 Aruma Ct BURWOOD EAST 3151	\$1,226,500	14/10/2023

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:	25/03/2024 10:32	
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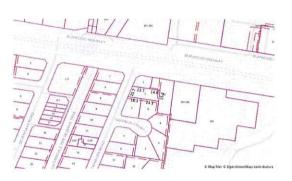




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Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** December quarter 2023: \$1,300,000







Property Type: House (Previously

Occupied - Detached) Land Size: 605 sqm approx

Agent Comments

Comparable Properties



17 Pippin Av BURWOOD EAST 3151 (REI/VG)

Price: \$1,290,000 Method: Private Sale Date: 04/10/2023 Property Type: House Land Size: 577 sqm approx

50 Romoly Dr FOREST HILL 3131 (REI/VG)



Price: \$1,280,000 Method: Private Sale Date: 09/11/2023 Property Type: House Land Size: 618 sqm approx **Agent Comments**

Agent Comments



10 Aruma Ct BURWOOD EAST 3151 (REI/VG)

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Price: \$1,226,500 Method: Auction Sale Date: 14/10/2023

Property Type: House (Res) Land Size: 679 sqm approx **Agent Comments**

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