

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

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Burwood East

Period - From

01/10/2023

to

31/12/2023

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	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

3 Newhaven Road, Burwood East Vic 3151

Harcourts

George Young

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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)

Agent Comments



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)

Agent Comments



Price: \$1,280,000

Method: Private Sale

Date: 09/11/2023

Property Type: House

Land Size: 618 sqm approx



10 Aruma Ct BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$1,226,500

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 679 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



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