

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 54 Newhaven Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,305,000 Property Type House Suburb Burwood East

Period - From 01/01/2023 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	19 Range Rd BURWOOD EAST 3151	\$1,263,000	12/11/2023
3	38 Christa Av BURWOOD EAST 3151	\$1,261,000	09/12/2023

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: 19/03/2024 14:28



54 Newhaven Road, Burwood East

Additional information

Council Rates: TBC (Refer Section 32)
Water Rates: \$185pq plus usage (Refer Section 32)
General Residential Zone Schedule 1
Significant Landscape Overlay Schedule 9
Land size: 585sqm approx.
Evaporative cooling
Hydronic heating system (requires service/repair)
Ducted vacuum
Polished floorboards throughout
Electric cooktop
Electric oven
Dishwasher
Tandem carport
Double garage
1000L water tank- plumbed for rear garden
3300L water tank- plumbed for front garden

Rental Estimate

\$650 pw based on current market conditions

Chattels

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

Close proximity to

Schools

Burwood East Primary- Highbury Rd, Burwood East (700m)
Forest Hill College- Mahoneys Rd, Burwood East (1.8km)
East Burwood Preschool- Statesman Ave, Burwood East (1.8km)
Emmaus College- Springvale Rd, Vermont South (2.7km)
Wesley College- High Street Rd, Glen Waverley (2.1km)

Shops

Burwood One- Burwood Hwy, Burwood East (1.4km)
The Glen- Springvale Rd, Glen Waverley (3km)
Forest Hill Chase- Canterbury Rd, Forest Hill (3.2km)

Parks

East Burwood Reserve- via Newhaven Rd, Burwood East (150m)
Highbury Park- Highbury Rd, Burwood East (950m)

Transport

Syndal Station (2.8km)
Tram 75 Vermont South to Docklands
Bus 703 Middle Brighton to Blackburn
Bus 736 Blackburn to Mitcham

Settlement

10% deposit, balance 30/60 days (neg)



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