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	1/34 Highbury Road, 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 $1,271,000 Property Type House Suburb Burwood

Period - From 01/10/2022 to 31/12/2022 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	4 Bauer Ct BURWOOD 3125	$990,000	12/11/2022
2	2/4 Havelock St BURWOOD 3125	$957,000	18/02/2023
3	248 Burwood Hwy BURWOOD 3125	$945,000	13/09/2022

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: 02/03/2023 12:14

1/34 Highbury Road, Burwood Vic 3125

shelter. Real Estate
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3 2 3

Rooms: 5
Property Type: House
Land Size: 466 approx sqm approx

Indicative Selling Price
$900,000 - $990,000
Median House Price
December quarter 2022: $1,271,000

Agent Comments

A storybook facade enhances the timeless beauty of this charming weatherboard home, conveying a romantic combination of light-filled space and stunning modern appeal.

Comparable Properties



4 Bauer Ct BURWOOD 3125 (VG)

3 - -

Price: $990,000
Method: Sale
Date: 12/11/2022
Property Type: House (Res)
Land Size: 232 sqm approx

Agent Comments



2/4 Havelock St BURWOOD 3125 (REI)

3 3 1

Price: $957,000
Method: Auction Sale
Date: 18/02/2023
Property Type: Townhouse (Res)
Land Size: 185 sqm approx

Agent Comments



248 Burwood Hwy BURWOOD 3125 (REI/VG)

4 2 2

Price: $945,000
Method: Private Sale
Date: 13/09/2022
Property Type: Townhouse (Single)
Land Size: 285 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

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