

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

1/15 Westbrook Street, Kew East Vic 3102

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 \$1,046,944

Property Type Unit

Suburb Kew East

Period - From 01/04/2023

to 31/03/2024

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	2/21 Valerie St KEW EAST 3102	\$1,366,000	11/04/2024
2	4/31 Strathalbyn St KEW EAST 3102	\$1,310,000	26/04/2024
3	3/1 Birtles St BALWYN 3103	\$1,270,000	13/03/2024

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:

05/06/2024 14:23



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

Year ending March 2024: \$1,046,944

Comparable Properties



2/21 Valerie St KEW EAST 3102 (REI)

Agent Comments



Price: \$1,366,000

Method: Sold Before Auction

Date: 11/04/2024

Property Type: Townhouse (Res)



4/31 Strathalbyn St KEW EAST 3102 (VG)

Agent Comments



Price: \$1,310,000

Method: Sale

Date: 26/04/2024

Property Type: Flat/Unit/Apartment (Res)



3/1 Birtles St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$1,270,000

Method: Private Sale

Date: 13/03/2024

Property Type: Unit