

# 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

101/1377 Burke Road, Kew East Vic 3102

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$620,000

### Median sale price

Median price \$988,250 Property Type Unit Suburb Kew East

Period - From 01/01/2024 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	105/1377 Burke Rd KEW EAST 3102	\$615,000	27/05/2024
2	110/78 Doncaster Rd BALWYN NORTH 3104	\$615,000	07/02/2024
3	4/23 Strathalbyn St KEW EAST 3102	\$590,000	12/06/2024

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:

03/07/2024 15:15



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$590,000 - \$620,000  
**Median Unit Price**  
March quarter 2024: \$988,250

## Comparable Properties



105/1377 Burke Rd KEW EAST 3102 (REI)

Agent Comments



**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 27/05/2024  
**Property Type:** Unit



110/78 Doncaster Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments



**Price:** \$615,000  
**Method:** Sold Before Auction  
**Date:** 07/02/2024  
**Property Type:** Unit



4/23 Strathalbyn St KEW EAST 3102 (REI)

Agent Comments



**Price:** \$590,000  
**Method:** Sold Before Auction  
**Date:** 12/06/2024  
**Property Type:** Unit