

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

1175 Burke Road, Kew Vic 3101

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,980,000 Property Type House Suburb Kew

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	3 Butler St CAMBERWELL 3124	\$2,200,000	02/03/2024
2	342 Barkers Rd HAWTHORN 3122	\$2,135,000	07/03/2024
3	3 Heather Gr KEW 3101	\$2,113,800	04/05/2024

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:

10/07/2024 08:36



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

March quarter 2024: \$2,980,000

Comparable Properties



3 Butler St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,200,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 604 sqm approx



342 Barkers Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$2,135,000

Method: Sold Before Auction

Date: 07/03/2024

Property Type: House (Res)

Land Size: 559 sqm approx



3 Heather Gr KEW 3101 (REI/VG)

Agent Comments



Price: \$2,113,800

Method: Private Sale

Date: 04/05/2024

Property Type: House

Land Size: 708 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408