

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

12/833 HIGH STREET KEW EAST VIC 3102

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

Unit

Suburb

Kew East

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

2/978 BURKE ROAD BALWYN VIC 3103	1400000	12-Dec-23
1/171 KILBY ROAD KEW EAST VIC 3102	1564000	09-Dec-23
3/229 BELMORE ROAD BALWYN NORTH VIC 3104	1550800	25-Nov-23

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 6 months.

This Statement of Information was prepared on: 25 January 2024



2/978 BURKE ROAD BALWYN VIC 3103

Sold Price

^{RS} **1400000** ^{UN}

Sold Date **12-Dec-23**

3 1 2

Distance **1.35km**



1/171 KILBY ROAD KEW EAST VIC 3102

Sold Price

^{RS} **1564000**

Sold Date **09-Dec-23**

3 2 2

Distance **0.24km**



3/229 BELMORE ROAD BALWYN NORTH VIC 3104

Sold Price

^{RS} **1550800** ^{UN}

Sold Date **25-Nov-23**

4 2 2

Distance **1.98km**

RS = Recent sale **UN** = Undisclosed Sale

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