

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

1531 Old Burke Road, Kew East Vic 3102

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$2,250,000 Property Type House Suburb Kew East

Period - From 01/10/2023 to 31/12/2023 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 | 13 Corby St BALWYN NORTH 3104 | \$2,020,000 | 20/11/2023 |
| 2 | | | |
| 3 | | | |

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.

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Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

December quarter 2023: \$2,250,000



Property Type: Land

Land Size: 839 sqm approx

Agent Comments

Situated on an impressive 838 SQM elevated plot, this property presents an unmissable opportunity in a desirable Neighbourhood Residential Zone. The expansive land allows for diverse redevelopment possibilities, from crafting a luxurious single home to potentially multiple residences (STCA).

Comparable Properties



13 Corby St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$2,020,000

Method: Sold Before Auction

Date: 20/11/2023

Property Type: Land (Res)

Land Size: 676 sqm approx

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.