

# 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 3/12 Westbrook Street, 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,750,000 Property Type Townhouse Suburb Kew East

Period - From 28/10/2022 to 27/10/2023 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	1/17a Peel St KEW 3101	\$1,703,000	10/06/2023
2	2/7 Grey St BALWYN 3103	\$1,577,000	21/10/2023
3	1/69 Parkhill Rd KEW 3101	\$1,507,500	26/07/2023

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: 28/10/2023 09:17

3/12 Westbrook Street, Kew East Vic 3102



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**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median Townhouse Price**

28/10/2022 - 27/10/2023: \$1,750,000



3   2   2

**Rooms:** 6

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



1/17a Peel St KEW 3101 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,703,000

**Method:** Auction Sale

**Date:** 10/06/2023

**Property Type:** Townhouse (Res)



2/7 Grey St BALWYN 3103 (REI)

Agent Comments

3   2   1

**Price:** \$1,577,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** Townhouse (Res)



1/69 Parkhill Rd KEW 3101 (REI)

Agent Comments

3   2   2

**Price:** \$1,507,500

**Method:** Sold Before Auction

**Date:** 26/07/2023

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 98305966



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