Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/1216 Old Burke Road, Kew East Vic 3102

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,480,000	Pro	operty Type	Том	nhouse		Suburb	Kew East
Period - From	05/04/2023	to	04/04/2024		Sc	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	2/7 First Av KEW 3101	\$1,380,000	18/11/2023
2	4/1114 Burke Rd BALWYN NORTH 3104	\$1,250,000	04/01/2024
3	5/595 High St KEW EAST 3102	\$1,225,000	02/01/2024

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:

05/04/2024 11:49









Property Type: Unit Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 **Median Townhouse Price** 05/04/2023 - 04/04/2024: \$1,480,000

Comparable Properties



2/7 First Av KEW 3101 (REI/VG) 2 2 **1** 3

Price: \$1,380,000 Method: Auction Sale Date: 18/11/2023 Property Type: Townhouse (Res) Agent Comments



4/1114 Burke Rd BALWYN NORTH 3104 (REI/VG) 2 3

Agent Comments



Price: \$1,250,000 Method: Private Sale Date: 04/01/2024 Property Type: Townhouse (Single)



5/595 High St KEW EAST 3102 (REI/VG)

2 2 •**•** 3

Agent Comments

Price: \$1,225,000 Method: Private Sale Date: 02/01/2024 Property Type: Townhouse (Single)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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