

# 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 3/1216 Old Burke Road, 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,480,000 Property Type Townhouse Suburb Kew East

Period - From 05/04/2023 to 04/04/2024 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	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



3   2   2

**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)**

**Agent Comments**

3   2   2

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



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

**Agent Comments**

3   2   2

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



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

**Agent Comments**

3   2   2

**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