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 3/1251 Burke Road, Kew Vic 3101

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------------|-----|-------------|------|-----------|------|--------|-----|--|
| Range betweer | between \$865,000 | | & | | \$950,000 | | | | |
| Median sale pr | rice | | | | | | | | |
| Median price | \$785,000 | Pro | operty Type | Unit | | | Suburb | Kew | |
| Period - From | 01/01/2023 | to | 31/12/2023 | | So | urce | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 3/11 Rangeview Gr BALWYN NORTH 3104 | \$950,000 | 01/01/2024 |
| 2 | 1/19 Barnsbury Rd DEEPDENE 3103 | \$950,000 | 29/11/2023 |
| 3 | 3/3 King St BALWYN 3103 | \$850,000 | 06/01/2024 |

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:

26/01/2024 11:18



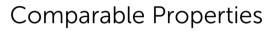






Property Type: Apartment Agent Comments

Indicative Selling Price \$865,000 - \$950,000 Median Unit Price Year ending December 2023: \$785,000



| SOLD | 3/11 Rangeview Gr BALWYN NORTH 3104 (REI) 2 1 2 2 Price: \$950,000 Method: Private Sale Date: 01/01/2024 Property Type: Unit | Agent Comments |
|------|---|----------------|
| | 1/19 Barnsbury Rd DEEPDENE 3103 (REI) 2 1 1 1 Price: \$950,000 Method: Sold Before Auction Date: 29/11/2023 Property Type: Villa | Agent Comments |
| | 3/3 King St BALWYN 3103 (REI) 2 1 1 1 1 Price: \$850,000 Method: Private Sale Date: 06/01/2024 Property Type: Unit | Agent Comments |

Account - Jellis Craig | P: 98305966

property data



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