## 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 Boorool Road, Kew East Vic 3102

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,700,000		&		\$2,850,000			
Median sale p	rice							
Median price	\$2,250,000	Pro	Property Type Hous		se		Suburb	Kew East
Period - From	01/10/2023	to	31/12/2023		So	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.

Ade	dress of comparable property	Price	Date of sale
1	70 White Av KEW EAST 3102	\$3,180,000	16/11/2023
2	17 Byron St KEW 3101	\$2,920,000	10/11/2023
3	32 Hartington St KEW 3101	\$2,741,000	15/11/2023

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:

30/01/2024 14:27









**Property Type:** House (Res) **Land Size:** 618 sqm approx Agent Comments Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$2,700,000 - \$2,850,000 Median House Price December quarter 2023: \$2,250,000

# **Comparable Properties**



70 White Av KEW EAST 3102 (REI)

Price: \$3,180,000 Method: Private Sale Date: 16/11/2023 Property Type: House Agent Comments



Price: \$2,920,000 Method: Private Sale Date: 10/11/2023 Property Type: House Land Size: 454 sqm approx

4

17 Byron St KEW 3101 (REI/VG)

2

**6** 4

Agent Comments

32 Hartington St KEW 3101 (REI/VG)



Agent Comments

Price: \$2,741,000 Method: Auction Sale Date: 15/11/2023 Property Type: House (Res) Land Size: 578 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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