

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 consumer.vic.gov.au/underquoting

Range between \$2,700,000 & \$2,850,000

Median sale price

Median price \$2,250,000 Property Type House Suburb Kew East

Period - From 01/10/2023 to 31/12/2023 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	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



4 2 3

Property Type: House (Res)

Land Size: 618 sqm approx

Agent Comments

Comparable Properties



70 White Av KEW EAST 3102 (REI)

Agent Comments

5 3 4

Price: \$3,180,000

Method: Private Sale

Date: 16/11/2023

Property Type: House



17 Byron St KEW 3101 (REI/VG)

Agent Comments

4 2 4

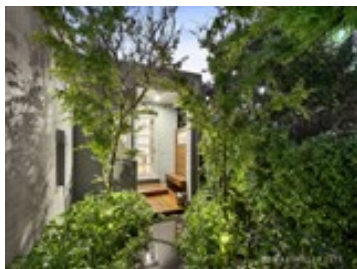
Price: \$2,920,000

Method: Private Sale

Date: 10/11/2023

Property Type: House

Land Size: 454 sqm approx



32 Hartington St KEW 3101 (REI/VG)

Agent Comments

3 3 2

Price: \$2,741,000

Method: Auction Sale

Date: 15/11/2023

Property Type: House (Res)

Land Size: 578 sqm approx