

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

6 Burne Court, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$2,925,000

Property Type House

Suburb Kew

Period - From 01/07/2022

to 30/06/2023

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	33 Stevenson St KEW 3101	\$3,200,000	20/03/2023
2	328 Cotham Rd KEW 3101	\$3,190,000	01/04/2023
3			

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:

14/08/2023 17:29



Property Type:
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending June 2023: \$2,925,000

Comparable Properties



33 Stevenson St KEW 3101 (REI/VG)

Agent Comments



Price: \$3,200,000
Method: Expression of Interest
Date: 20/03/2023
Property Type: House (Res)
Land Size: 784 sqm approx



328 Cotham Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$3,190,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 780 sqm approx

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.

Account - Marshall White | P: 03 9822 9999