

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

8/1245 Burke Road, Kew Vic 3101

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$855,000 Property Type Unit Suburb Kew

Period - From 01/01/2021 to 31/03/2021 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	9/233 Cotham Rd KEW 3101	\$420,000	26/05/2021
2	2/74 Auburn Rd HAWTHORN 3122	\$410,000	17/04/2021
3	18/995 Burke Rd CAMBERWELL 3124	\$445,000	25/02/2021

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:

15/07/2021 13:38



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

March quarter 2021: \$855,000

Comparable Properties



9/233 Cotham Rd KEW 3101 (REI)

Agent Comments

1 1 1

Price: \$420,000

Method: Sold Before Auction

Date: 26/05/2021

Property Type: Apartment



2/74 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Auction Sale

Date: 17/04/2021

Property Type: Unit



18/995 Burke Rd CAMBERWELL 3124 (REI/VG) Agent Comments

1 1 1

Price: \$445,000

Method: Private Sale

Date: 25/02/2021

Property Type: Apartment