

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

4/1236-1238 OLD BURKE ROAD KEW EAST VIC 3102

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,048,888

Property type

Unit

Suburb

Kew East

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

3/1216 OLD BURKE ROAD KEW EAST VIC 3102	\$1,320,000	07-Jul-24
2/116 KILBY ROAD KEW EAST VIC 3102	\$1,315,000	25-Apr-24
1/18 WOODLANDS AVENUE KEW EAST VIC 3102	\$1,240,000	22-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 02 October 2024



**3/1216 OLD BURKE ROAD KEW
EAST VIC 3102**

3 2 2

Sold Price ^{RS} **\$1,320,000** ^{UN} Sold Date **07-Jul-24**

Distance **0.15km**



**2/116 KILBY ROAD KEW EAST VIC
3102**

3 2 2

Sold Price **\$1,315,000** Sold Date **25-Apr-24**

Distance **1.1km**



**1/18 WOODLANDS AVENUE KEW
EAST VIC 3102**

3 2 2

Sold Price **\$1,240,000** Sold Date **22-Apr-24**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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