

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

22/1245 Burke Road Kew VIC 3101

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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,000

Property type

Unit

Suburb

Kew

Period-from

01 Feb 2019

to

31 Jan 2020

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

403/188 Whitehorse Road Balwyn VIC 3103	\$464,000	31-Aug-19
9/109 Victoria Road Hawthorn East VIC 3123	\$451,000	15-Feb-20
302/849 Burwood Road Hawthorn East VIC 3123	\$410,000	09-Nov-19

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: 21 February 2020

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403/188 Whitehorse Road Balwyn VIC 3103

Sold Price

\$464,000

Sold Date

31-Aug-19

 1
  1
  1

Distance

1.4km



9/109 Victoria Road Hawthorn East VIC 3123

Sold Price

^{RS} **\$451,000**

Sold Date

15-Feb-20

 1
  1
  1

Distance

1.52km



302/849 Burwood Road Hawthorn East VIC 3123

Sold Price

\$410,000

Sold Date

09-Nov-19

 1
  1
  1

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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