

STATEMENT OF INFORMATION

1234 OLD BURKE ROAD, KEW EAST, VIC 3102

PREPARED BY NATHAN ROYLANCE, HOLLAND PRICE REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1234 OLD BURKE ROAD, KEW EAST, VIC

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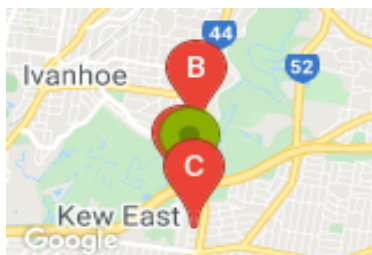
Indicative Selling Price

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

Price Range: \$1,800,000 to \$1,900,000

Provided by: Nathan Roylance, Holland Price Real Estate

MEDIAN SALE PRICE



KEW EAST, VIC, 3102

Suburb Median Sale Price (House)

\$1,843,000

01 July 2019 to 30 June 2020

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



1547 OLD BURKE RD, KEW EAST, VIC 3102

4 2 2

Sale Price

\$1,650,000

Sale Date: 22/02/2020

Distance from Property: 74m



29 BURKE RD, IVANHOE EAST, VIC 3079

3 3 2

Sale Price

\$1,740,000

Sale Date: 29/02/2020

Distance from Property: 967m



3 RIVERSIDE DR, KEW EAST, VIC 3102

3 3 2

Sale Price

\$1,805,000

Sale Date: 21/03/2020

Distance from Property: 442m



This report has been compiled on 06/07/2020 by Holland Price Real Estate. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1234 OLD BURKE ROAD, KEW EAST, VIC 3102

Indicative selling price

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

Price Range:

\$1,800,000 to \$1,900,000

Median sale price

Median price

\$1,843,000

Property type

House

Suburb

KEW EAST

Period

01 July 2019 to 30 June 2020

Source


pricefinder

Comparable property sales

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

1547 OLD BURKE RD, KEW EAST, VIC 3102	\$1,650,000	22/02/2020
29 BURKE RD, IVANHOE EAST, VIC 3079	\$1,740,000	29/02/2020
3 RIVERSIDE DR, KEW EAST, VIC 3102	\$1,805,000	21/03/2020

This Statement of Information was prepared on:

06/07/2020