Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	3/55 Strathalbyn Street, Kew East Vic 3102
Including suburb and	•
postcode	

Indicative selling price

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

Single price \$749,000

Median sale price

Median price \$1,012,500	Property Type Ur	it	Suburb	Kew East
Period - From 01/10/2021	to 31/12/2021	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

1	3/57 Westbrook St KEW EAST 3102	\$756,000	04/12/2021
2	2/32 Strathalbyn St KEW EAST 3102	\$751,000	15/12/2021
3	1/32 Strathalbyn St KEW EAST 3102	\$740,000	01/10/2021

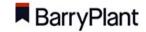
OR

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:	02/02/2022 13:37



Date of sale







Property Type: Unit **Agent Comments**

Indicative Selling Price \$749,000 **Median Unit Price** December quarter 2021: \$1,012,500

Comparable Properties



3/57 Westbrook St KEW EAST 3102 (REI)

Price: \$756,000 Method: Auction Sale Date: 04/12/2021 Property Type: Unit

Agent Comments



2/32 Strathalbyn St KEW EAST 3102 (REI/VG)

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Price: \$751,000

Method: Sold Before Auction

Date: 15/12/2021 Property Type: Unit Agent Comments

1/32 Strathalbyn St KEW EAST 3102 (VG)

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Price: \$740.000 Method: Sale Date: 01/10/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



