

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

3/55 Strathalbyn Street, Kew East Vic 3102

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

Unit

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	Price	Date of sale
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



 2  1  1

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)

Agent Comments

 2  1  1

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



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

Agent Comments

 2  1  2

Price: \$751,000
Method: Sold Before Auction
Date: 15/12/2021
Property Type: Unit

1/32 Strathalbyn St KEW EAST 3102 (VG)

Agent Comments

 2  -  -

Price: \$740,000
Method: Sale
Date: 01/10/2021
Property Type: Flat/Unit/Apartment (Res)