

# 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

8/1289 Burke Road, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,390,000 & \$1,470,000

### Median sale price

Median price \$2,765,000 Property Type House Suburb Kew

Period - From 01/10/2023 to 30/09/2024 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	1/1217 Burke Rd KEW 3101	\$1,400,000	07/11/2024
2	5 Park La KEW 3101	\$1,400,000	07/12/2024
3	1/104-106 Adeney Av KEW 3101	\$1,420,000	23/09/2024

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:

12/12/2024 11:48



3   2   2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



1/1217 Burke Rd KEW 3101 (REI)

Agent Comments

3   2   2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 07/11/2024  
**Property Type:** House



5 Park La KEW 3101 (REI)

Agent Comments

3   2   3

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** House (Res)  
**Land Size:** 216 sqm approx



1/104-106 Adeney Av KEW 3101 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,420,000  
**Method:** Private Sale  
**Date:** 23/09/2024  
**Property Type:** Flat/Unit/Apartment (Res)