Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/1289 Burke Road, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,390,000		&		\$1,470,0	00		
Median sale price								
Median price	\$2,765,000	Pro	operty Type	Hou	se		Suburb	Kew
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Add	dress 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









Property Type: Townhouse (Res) Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$1,390,000 - \$1,470,000 Median House Price Year ending September 2024: \$2,765,000

Comparable Properties

1/1217 Burke Rd KEW 3101 (REI) → 3 → 2 → 2 Price: \$1,400,000 Method: Private Sale Date: 07/11/2024 Property Type: House	Agent Comments
5 Park La KEW 3101 (REI) 3 2 3 3 Price: \$1,400,000 Method: Auction Sale Date: 07/12/2024 Property Type: House (Res) Land Size: 216 sqm approx	Agent Comments
1/104-106 Adeney Av KEW 3101 (REI/VG) 3 2 2 2 Price: \$1,420,000 Method: Private Sale Date: 23/09/2024 Property Type: Flat/Unit/Apartment (Res)	Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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