

# 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

46/1245 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 \$890,000 & \$979,000

### Median sale price

Median price \$820,000 Property Type Unit Suburb Kew

Period - From 01/10/2019 to 30/09/2020 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	4/1251 Burke Rd KEW 3101	\$990,000	14/11/2020
2	105/2-4 Gascoyne St CANTERBURY 3126	\$910,000	26/11/2020
3	4/17 Langham PI HAWTHORN EAST 3123	\$890,000	04/08/2020

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:

24/12/2020 11:55



3 2 2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$890,000 - \$979,000  
**Median Unit Price**  
Year ending September 2020: \$820,000

## Comparable Properties



4/1251 Burke Rd KEW 3101 (REI)

**Agent Comments**

3 1 1

**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 14/11/2020  
**Property Type:** Apartment

105/2-4 Gascoyne St CANTERBURY 3126 (VG) **Agent Comments**

2 - -

**Price:** \$910,000  
**Method:** Sale  
**Date:** 26/11/2020  
**Property Type:** Strata Unit/Flat



4/17 Langham Pl HAWTHORN EAST 3123 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$890,000  
**Method:** Sold Before Auction  
**Date:** 04/08/2020  
**Property Type:** Apartment