

# 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 105/1377 Burke Road, Kew East Vic 3102

### Indicative selling price

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

Single price \$629,000

### Median sale price

Median price \$1,035,750

Property Type Unit

Suburb Kew East

Period - From 15/05/2023

to 14/05/2024

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	3/1126 Burke Rd BALWYN NORTH 3104	\$620,000	24/02/2024
2	201/1377 Burke Rd KEW EAST 3102	\$616,000	21/11/2023
3	106/1072 Burke Rd BALWYN NORTH 3104	\$580,000	21/02/2024

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:

15/05/2024 15:23

 2  2  1

**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$629,000  
**Median Unit Price**  
15/05/2023 - 14/05/2024: \$1,035,750

## Comparable Properties



3/1126 Burke Rd BALWYN NORTH 3104 (REI) [Agent Comments](#)

 3  1  1

**Price:** \$620,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Unit



201/1377 Burke Rd KEW EAST 3102 (REI/VG) [Agent Comments](#)

 2  2  1

**Price:** \$616,000  
**Method:** Private Sale  
**Date:** 21/11/2023  
**Property Type:** Apartment



106/1072 Burke Rd BALWYN NORTH 3104 (REI/VG) [Agent Comments](#)

 2  2  1

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 21/02/2024  
**Property Type:** Apartment  
**Land Size:** 986 sqm approx