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 2/10 Boorool Road, Kew East Vic 3102

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,285,000								
Median sale p	rice								
Median price	\$970,000	Pr	operty Type	Unit]	Suburb	Kew East	
Period - From	10/12/2020	to	09/12/2021		So	ource	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 sixmonths 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	2/59 Westbrook St KEW EAST 3102	\$1,323,000	18/09/2021
2			
3			

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:

10/12/2021 08:29







Property Type: Unit Land Size: 226sqm sqm approx Agent Comments Indicative Selling Price \$1,285,000 Median Unit Price 10/12/2020 - 09/12/2021: \$970,000

Comparable Properties



2/59 Westbrook St KEW EAST 3102 (REI/VG)



Price: \$1,323,000 Method: Auction Sale Date: 18/09/2021 Property Type: Unit Land Size: 290 sqm approx

Agent Comments

Also two in the block, has extra bathroom and car space

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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.