

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

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

\$1,285,000

Median sale price

Median price

\$970,000

Property Type

Unit

Suburb

Kew East

Period - From

10/12/2020

to

09/12/2021

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	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



 3  1  1

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)

 3  2  2

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