

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

1/55 Strathalbyn Street, Kew East Vic 3102

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$670,000

&

\$720,000

Median sale price

Median price \$717,750

Property Type Unit

Suburb Kew East

Period - From 02/02/2020

to

01/02/2021

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	2/35 Strathalbyn St KEW EAST 3102	\$723,000	19/10/2020
2	1/138 Kilby Rd KEW EAST 3102	\$712,500	24/09/2020
3	6/14 Westbrook St KEW EAST 3102	\$674,000	19/12/2020

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:

02/02/2021 08:37



 2  1  1

Rooms: 3

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price

\$670,000 - \$720,000

Median Unit Price

02/02/2020 - 01/02/2021: \$717,750

Comparable Properties



2/35 Strathalbyn St KEW EAST 3102 (VG)

Agent Comments

 2  -  -

Price: \$723,000

Method: Sale

Date: 19/10/2020

Property Type: Flat/Unit/Apartment (Res)



1/138 Kilby Rd KEW EAST 3102 (VG)

Agent Comments

 2  -  -

Price: \$712,500

Method: Sale

Date: 24/09/2020

Property Type: Strata Unit/Flat



6/14 Westbrook St KEW EAST 3102 (REI)

Agent Comments

 2  2  2

Price: \$674,000

Method: Auction Sale

Date: 19/12/2020

Property Type: Apartment