# 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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$670,000		&		\$720,000			
Median sale p	rice							
Median price	\$717,750	Pro	operty Type	Unit			Suburb	Kew East
Period - From	02/02/2020	to	01/02/2021		So	urce	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.

Ad	dress 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









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)



Price: \$723,000 Method: Sale Date: 19/10/2020 Property Type: Flat/Unit/Apartment (Res)



1/138 Kilby Rd KEW EAST 3102 (VG)



Price: \$712,500 Method: Sale Date: 24/09/2020 Property Type: Strata Unit/Flat



6/14 Westbrook St KEW EAST 3102 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$674,000 Method: Auction Sale Date: 19/12/2020 Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



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.