

# 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

3 Boorool Road, Kew East Vic 3102

### Indicative selling price

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

Range between \$2,700,000

&

\$2,850,000

### Median sale price

Median price \$2,250,000

Property Type House

Suburb Kew East

Period - From 01/10/2023

to

31/12/2023

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	70 White Av KEW EAST 3102	\$3,180,000	16/11/2023
2	17 Byron St KEW 3101	\$2,920,000	10/11/2023
3	32 Hartington St KEW 3101	\$2,741,000	15/11/2023

**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:

30/01/2024 14:27

3 Boorool Road, Kew East Vic 3102



Walter Summons

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**Indicative Selling Price**

\$2,700,000 - \$2,850,000

**Median House Price**

December quarter 2023: \$2,250,000



4 2 2

**Property Type:** House (Res)

**Land Size:** 618 sqm approx

Agent Comments

## Comparable Properties



**70 White Av KEW EAST 3102 (REI)**

Agent Comments

5 3 4

**Price:** \$3,180,000

**Method:** Private Sale

**Date:** 16/11/2023

**Property Type:** House



**17 Byron St KEW 3101 (REI/VG)**

Agent Comments

4 2 4

**Price:** \$2,920,000

**Method:** Private Sale

**Date:** 10/11/2023

**Property Type:** House

**Land Size:** 454 sqm approx



**32 Hartington St KEW 3101 (REI/VG)**

Agent Comments

3 3 2

**Price:** \$2,741,000

**Method:** Auction Sale

**Date:** 15/11/2023

**Property Type:** House (Res)

**Land Size:** 578 sqm approx

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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