

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

51 Boorool Road, Kew East Vic 3102

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,440,000

Property Type House

Suburb Kew East

Period - From 01/04/2019

to

30/06/2019

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	4 Hartwood St KEW EAST 3102	\$1,550,000	25/05/2019
2	12 Lister St KEW EAST 3102	\$1,500,000	21/07/2019
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:

23/09/2019 16:05



Property Type: House

Land Size: 594.337 sqm approx

Agent Comments

Comparable Properties



4 Hartwood St KEW EAST 3102 (REI)

Agent Comments



Price: \$1,550,000

Method: Auction Sale

Date: 25/05/2019

Property Type: House (Res)



12 Lister St KEW EAST 3102 (REI)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 21/07/2019

Rooms: 1

Property Type: Land

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.