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	G04/1377 Burke Road, Kew East Vic 3102

Indicative selling price

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

Range between $520,000 & $572,000

Median sale price

Median price $921,500 Property Type Unit Suburb Kew East

Period - From 17/08/2021 to 16/08/2022 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	102/1084 Burke Rd BALWYN NORTH 3104	$521,000	23/04/2022
2	G05/29 Belgrove Av BALWYN 3103	$560,000	30/03/2022
3	1/881 High St KEW EAST 3102	$572,000	16/03/2022

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: 17/08/2022 11:08

2 1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$520,000 - $572,000
Median Unit Price
17/08/2021 - 16/08/2022: $921,500

Comparable Properties



102/1084 Burke Rd BALWYN NORTH 3104 (REI/VG)

2 2 1

Price: $521,000
Method: Private Sale
Date: 23/04/2022
Property Type: Apartment

Agent Comments



G05/29 Belgrove Av BALWYN 3103 (VG)

2 - -

Price: $560,000
Method: Sale
Date: 30/03/2022
Property Type: Strata Unit/Flat

Agent Comments



1/881 High St KEW EAST 3102 (REI/VG)

2 1 1

Price: $572,000
Method: Private Sale
Date: 16/03/2022
Property Type: Unit

Agent Comments

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

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