

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

3/12 Westbrook Street, Kew East Vic 3102

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,500,000 Property Type Townhouse Suburb Kew East

Period - From 20/11/2022 to 19/11/2023 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	2/7 Grey St BALWYN 3103	\$1,577,000	21/10/2023
2	2/69 Parkhill Rd KEW 3101	\$1,435,000	26/08/2023
3	2/7 First Av KEW 3101	\$1,380,000	18/11/2023

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:

20/11/2023 10:02

3/12 Westbrook Street, Kew East Vic 3102



Nick O'Halloran

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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median Townhouse Price

20/11/2022 - 19/11/2023: \$1,500,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/7 Grey St BALWYN 3103 (REI)

Agent Comments

3 2 1

Price: \$1,577,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Townhouse (Res)



2/69 Parkhill Rd KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,435,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)



2/7 First Av KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,380,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 98305966



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