

## 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

1289 Burke Road, Kew Vic 3101

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,580,000

&amp;

\$1,738,000

**Median sale price**

Median price \$741,500

House

Unit

X

Suburb Kew

Period - From 01/01/2019

to

31/03/2019

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	W01/2 Barenja Ct KEW 3101	\$2,460,000	05/12/2018
2	1b Mangarra Rd CANTERBURY 3126	\$1,880,000	20/12/2018
3	2/34-36 May St DEEPDENE 3103		12/03/2019

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.



 3    2    2

**Rooms:****Property Type:** House (Res)**Land Size:** 1974 sqm approx**Agent Comments**

Each townhouse has 3 levels of living space with high end finishing and north facing living room and decking. Located at the back of the Anniversary Out Circle Trail and walk to local elite schools, parks and shops.

**Indicative Selling Price**

\$1,580,000 - \$1,738,000

**Median Unit Price**

March quarter 2019: \$741,500

## Comparable Properties

**W01/2 Barenja Ct KEW 3101 (REI)**

 3    2    3

**Price:** \$2,460,000**Method:** Private Sale**Date:** 05/12/2018**Rooms:** -**Property Type:** Townhouse (Single)**Agent Comments**

On a complex mixed up with apartments and townhouses, less desired mixture.

**1b Mangarra Rd CANTERBURY 3126 (REI/VG)**

 4    4    2

**Price:** \$1,880,000**Method:** Private Sale**Date:** 20/12/2018**Rooms:** 8**Property Type:** Townhouse (Single)**Land Size:** 1334 sqm approx**Agent Comments**

At the corner of a busy road, less desired location.

**2/34-36 May St DEEPDENE 3103 (REI)**

 4    3    2

**Price:****Method:** Private Sale**Date:** 12/03/2019**Rooms:** -**Property Type:** Townhouse (Res)**Agent Comments**

Less desired location, only 2 levels of living space.