

#### 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              | 1289 Burke Road, Kew Vic 3101 |
|----------------------|-------------------------------|
| Including suburb and |                               |
| postcode             |                               |
|                      |                               |
|                      |                               |

#### Indicative selling price

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

| Range between | \$1,580,000 | & | \$1,738,000 |
|---------------|-------------|---|-------------|
|               |             |   |             |

#### Median sale price

| Median price  | \$741,500  | Hou | Ise        | Unit | Х      | 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 Barenya 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.





Generated: 07/05/2019 14:00





Rooms:

Property Type: House (Res) Land Size: 1974 sqm approx

**Indicative Selling Price** \$1,580,000 - \$1,738,000 **Median Unit Price** March quarter 2019: \$741,500

**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.

### Comparable Properties



W01/2 Barenya Ct KEW 3101 (REI)





Price: \$2,460,000 Method: Private Sale

Rooms: -

Date: 05/12/2018

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)





Agent Comments

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

Price: \$1,880,000 Method: Private Sale Date: 20/12/2018 Rooms: 8

Property Type: Townhouse (Single) Land Size: 1334 sqm approx

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



**Agent Comments** 

Less desired location, only 2 levels of living space.

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Price:

Method: Private Sale Date: 12/03/2019

Rooms: -

Property Type: Townhouse (Res)

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.