

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	1181 Burke Road, Kew Vic 3101
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Indicative selling price

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

Range between	\$3,200,000	&	\$3,520,000
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Median sale price

Median price	\$2,290,000	House	X	Unit		Suburb	Kew
Period - From	01/04/2017	to	30/06/2017	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	5 Annadale St KEW 3101	\$3,370,000	03/06/2017
2	16a Waterloo St CAMBERWELL 3124	\$3,300,000	25/02/2017
3	4 Weir St KEW 3101	\$3,200,500	27/05/2017

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.~~



4 2 4

Rooms:
Property Type: House (Res)
Land Size: 788 sqm approx
Agent Comments

Indicative Selling Price
\$3,200,000 - \$3,520,000
Median House Price
June quarter 2017: \$2,290,000

Comparable Properties



5 Annadale St KEW 3101 (REI/VG)

Agent Comments

4 4 2

Price: \$3,370,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 8
Property Type: House (Res)
Land Size: 450 sqm approx



16a Waterloo St CAMBERWELL 3124 (REI/VG)

Agent Comments

3 3 2

Price: \$3,300,000
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: House
Land Size: 417 sqm approx



4 Weir St KEW 3101 (REI)

Agent Comments

5 2 2

Price: \$3,200,500
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: House
Land Size: 842 sqm approx