

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1531 Old Burke Road Kew East VIC 3102
---	---------------------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	<input type="text"/>	or range between	<input type="text"/> \$2,000,000	&	<input type="text"/> \$2,200,000
--------------	----------------------	---------------------	----------------------------------	---	----------------------------------

Median sale price

(*Delete house or unit as applicable)

Median Price	<input type="text"/> \$1,862,500	*House <input checked="" type="checkbox"/>	*Unit <input type="checkbox"/>	Suburb <input type="text"/> Kew East
Period-from	<input type="text"/> 01 Sep 2017	to	<input type="text"/> 31 Aug 2018	Source <input type="text"/> Corelogic

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
11 Namur Street Kew East VIC 3102	\$2,280,000	05-May-18
6 Lawrence Street Kew East VIC 3102	\$2,050,000	23-Jun-18
77 Windella Avenue Kew East VIC 3102	\$2,300,000	07-Apr-18

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.

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



11 Namur Street Kew East VIC 3102 Sold Price **\$2,280,000** Sold Date **05-May-18**

4 3 2

Distance **0.9km**



6 Lawrence Street Kew East VIC 3102 Sold Price **\$2,050,000** Sold Date **23-Jun-18**

3 2 1

Distance **1.16km**



77 Windella Avenue Kew East VIC 3102 Sold Price **\$2,300,000** Sold Date **07-Apr-18**

4 3 2

Distance **1.26km**

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.