

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

56 NORMANBY ROAD KEW VIC 3101

Indicative selling price

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

Single Price

\$2,390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,692,500

Property type

House

Suburb

Kew

Period-from

01 May 2021

to

30 Apr 2022

Source

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 6 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

6 KINGSLEY GROVE KEW EAST VIC 3102	\$2,387,000	09-Apr-22
18 SECOND AVENUE KEW VIC 3101	\$2,400,000	12-Mar-22
107 BELFORD ROAD KEW EAST VIC 3102	\$2,382,000	05-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 04 May 2022



6 KINGSLEY GROVE KEW EAST VIC 3102

 4  2  2

Sold Price ^{RS} **\$2,387,000** ^{UN} Sold Date **09-Apr-22**

Distance **1.49km**



18 SECOND AVENUE KEW VIC 3101

 4  2  1

Sold Price ^{RS} **\$2,400,000** ^{UN} Sold Date **12-Mar-22**

Distance **0.61km**



107 BELFORD ROAD KEW EAST VIC 3102

 4  2  2

Sold Price ^{RS} **\$2,382,000** ^{UN} Sold Date **05-Mar-22**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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