

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

15 Lower Drive, Kew Vic 3101

Indicative selling price

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

Single price

\$1,888,888

Median sale price

Median price

\$2,850,000

Property Type

House

Suburb

Kew

Period - From

01/10/2022

to

31/12/2022

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	14 Park Av KEW 3101	\$2,188,000	15/03/2023
2	57 Eglinton St KEW 3101	\$1,850,000	05/12/2022
3	17 Stevens Cl KEW 3101	\$1,815,000	01/04/2023

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.~~

This Statement of Information was prepared on:

12/04/2023 11:39



4 3 2

Property Type: House

Agent Comments

Comparable Properties



14 Park Av KEW 3101 (REI)

Agent Comments

4 4 2

Price: \$2,188,000

Method: Sold Before Auction

Date: 15/03/2023

Property Type: House (Res)

Land Size: 410 sqm approx



57 Eglinton St KEW 3101 (REI/VG)

Agent Comments

4 2 2

Price: \$1,850,000

Method: Private Sale

Date: 05/12/2022

Property Type: House

Land Size: 420 sqm approx



17 Stevens Cl KEW 3101 (REI)

Agent Comments

4 2 2

Price: \$1,815,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 424 sqm approx