

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

17 Minogue Street, Kew East, VIC 3102

Indicative selling price

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

Single price \$3,200,000 or range between

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Median sale price

Median price

\$2,230,000

 Property type

House

 Suburb

KEW EAST

Period - From

23/04/2024

 to

22/10/2024

 Source

core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	15 Capella Street Balwyn North Vic 3104	\$3,095,000	2024-07-03
2	23 Ramsay Avenue Kew East Vic 3102	\$3,005,000	2024-05-03
3	48 Nungerner Street Balwyn Vic 3103	\$3,250,000	2024-09-17

This Statement of Information was prepared on:

23/10/2024

