

## 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

18 CYPRESS WAY KEW VIC 3101

### Indicative selling price

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

Single Price

or range  
between

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$3,040,000

Property type

House

Suburb

Kew

Period-from

01 Sep 2022

to

31 Aug 2023

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

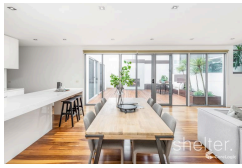
Date of sale

1 PARK AVENUE KEW VIC 3101	\$2,100,000	08-Sep-23
3 LOWER DRIVE NORTH KEW VIC 3101	\$2,150,000	31-Mar-23
42 MAIN DRIVE KEW VIC 3101	\$2,209,888	27-Apr-23

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: 18 September 2023


**1 PARK AVENUE KEW VIC 3101**

Sold Price <sup>RS</sup> **\$2,100,000** Sold Date **08-Sep-23**
 4  3  2

Distance **0.34km**

**3 LOWER DRIVE NORTH KEW VIC 3101**

Sold Price **\$2,150,000** Sold Date **31-Mar-23**
 4  3  2

Distance **0.17km**

**42 MAIN DRIVE KEW VIC 3101**

Sold Price **\$2,209,888** Sold Date **27-Apr-23**
 4  4  2

Distance **0.31km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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