

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

23 Malin Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,590,000

&

\$1,749,000

Median sale price

Median price \$2,200,000

Property Type House

Suburb Kew

Period - From 01/04/2019

to

31/03/2020

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	1 Westbrook St KEW EAST 3102	\$1,700,000	19/03/2020
2	119 Normanby Rd KEW EAST 3102	\$1,680,000	04/04/2020
3	17 Edgevale Rd KEW 3101	\$1,595,000	20/06/2020

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:

22/06/2020 15:02



PhilipWebb

Harry Fares

9842 1477

0458 766 958

hfares@philipwebb.com.au

Indicative Selling Price

\$1,590,000 - \$1,749,000

Median House Price

Year ending March 2020: \$2,200,000



3 1 1

Property Type: House (Res)

Agent Comments

A charismatic home situated in one of KEW'S most sought after Areas - being a stones throw from Swinburne University, Xavier College, MLC and Genazzano College.. With all aspects of transport close by - Trams, trains and busses - this must be the one property you can count on for your Capital improvement as each year passes... A must Inspect property with endless opportunities and a huge potential to get into one of Melbourne's most sought after Location.

Comparable Properties

**1 Westbrook St KEW EAST 3102 (REI)**

Agent Comments

3 2 -

Price: \$1,700,000**Method:** Sold Before Auction**Date:** 19/03/2020**Rooms:** 6**Property Type:** House (Res)**119 Normanby Rd KEW EAST 3102 (REI)**

Agent Comments

4 1 2

Price: \$1,680,000**Method:** Private Sale**Date:** 04/04/2020**Property Type:** House**17 Edgevale Rd KEW 3101 (REI)**

Agent Comments

4 3 -

Price: \$1,595,000**Method:** Private Sale**Date:** 20/06/2020**Property Type:** House**Land Size:** 343 sqm approx