### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 31 Bennett Parade, Kew East Vic 3102

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	n \$1,950,000		&		\$2,145,0	00		
Median sale p	rice							
Median price	\$2,456,000	Pro	operty Type	Hou	se		Suburb	Kew East
Period - From	01/04/2022	to	30/06/2022		So	urce	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	34 Bennett Pde KEW EAST 3102	\$2,225,000	30/04/2022
2	46 First Av KEW 3101	\$2,050,000	28/05/2022
3	42 Oswin St KEW EAST 3102	\$2,050,000	16/09/2022

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:

04/10/2022 14:39



31 Bennett Parade, Kew East Vic 3102

# RT Edgar





Rooms: Study/ Home office Property Type: House (Previously Occupied - Detached) Land Size: 591 sqm approx Agent Comments Rachael Fabbro 03 8888 2000 0412 547 690 rfabbro@rtedgar.com.au

Indicative Selling Price \$1,950,000 - \$2,145,000 Median House Price June quarter 2022: \$2,456,000

## **Comparable Properties**

and and the second second	34 Bennett Pde KEW EAST 3102 (REI/VG) 4 🏣 2 🛱 1	Agent Comments		
	Price: \$2,225,000 Method: Auction Sale Date: 30/04/2022 Property Type: House (Res) Land Size: 580 sqm approx			
CT ALL ST	46 First Av KEW 3101 (REI/VG)	Agent Comments		
	Price: \$2,050,000			
	Method: Auction Sale Date: 28/05/2022			
	Property Type: House (Res) Land Size: 646 sqm approx			
	42 Oswin St KEW EAST 3102 (REI)	Agent Comments		
Str.	<b>1</b> 4 <b>1</b> 2 <b>1</b> 2			
Start Internet	Price: \$2,050,000			
	Method: Private Sale			
	Date: 16/09/2022 Property Type: House			

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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