

# 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

31 Bennett Parade, Kew East Vic 3102

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000

&

\$2,145,000

### Median sale price

Median price \$2,456,000

Property Type House

Suburb Kew East

Period - From 01/04/2022

to 30/06/2022

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	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

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**Indicative Selling Price**

\$1,950,000 - \$2,145,000

**Median House Price**

June quarter 2022: \$2,456,000



5 2 1

**Rooms:** Study/ Home office

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 591 sqm approx

Agent Comments

## Comparable Properties



**34 Bennett Pde KEW EAST 3102 (REI/VG)**

Agent Comments

4 2 1

**Price:** \$2,225,000

**Method:** Auction Sale

**Date:** 30/04/2022

**Property Type:** House (Res)

**Land Size:** 580 sqm approx



**46 First Av KEW 3101 (REI/VG)**

Agent Comments

5 2 1

**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

4 2 2

**Price:** \$2,050,000

**Method:** Private Sale

**Date:** 16/09/2022

**Property Type:** House

**Land Size:** 697 sqm approx

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