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

6 GUEST CLOSE KEW VIC 3101

Indicative selling price

Mediar (*Delete

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

Single Price		or range between	\$2,100,000	&	\$2,250,000				
sale price house or unit as applicable)									

Median Price	\$2,714,000	Property type		House		Suburb	Kew
Period-from	01 Nov 2023	to	31 Oct 2	2024	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	
9 LINNAKER PLACE KEW VIC 3101	\$2,055,000	29-Oct-24	
6 DERRICK STREET KEW VIC 3101	\$2,170,000	18-Nov-24	
20 COLEMAN AVENUE KEW EAST VIC 3102	\$2,230,000	05-Jul-24	

OR

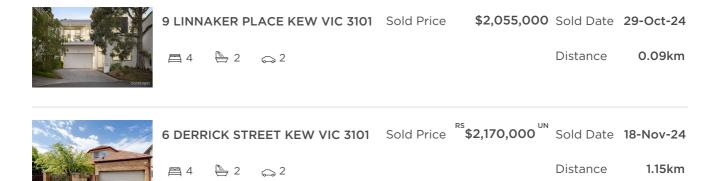
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 29 November 2024



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	20 COLEMAN AVENUE KEW EAST VIC 3102			Sold Price	\$2,230,000	Sold Date	05-Jul-24
Re to	酉 4		<u>⇔</u> 2			Distance	1.79km

RS = Recent sale UN = Undisclosed Sale

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