

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

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,714,000

Property type

House

Suburb

Kew

Period-from

01 Nov 2023

to

31 Oct 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



Sales Avant

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E naina@avantre.com.au



9 LINNAKER PLACE KEW VIC 3101 Sold Price **\$2,055,000** Sold Date **29-Oct-24**

4 2 2

Distance **0.09km**



6 DERRICK STREET KEW VIC 3101 Sold Price ^{RS} **\$2,170,000** ^{UN} Sold Date **18-Nov-24**

4 2 2

Distance **1.15km**



20 COLEMAN AVENUE KEW EAST VIC 3102 Sold Price **\$2,230,000** Sold Date **05-Jul-24**

4 2 2

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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