

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 Belford Avenue, Kew East Vic 3102

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,872,500

Property Type House

Suburb Kew East

Period - From 01/01/2020

to 31/12/2020

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	31 Frater St KEW EAST 3102	\$1,680,000	19/10/2020
2	45 Belford Rd KEW EAST 3102	\$1,610,000	30/10/2020
3			

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:

18/02/2021 18:15



Property Type:
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
Year ending December 2020: \$1,872,500

Comparable Properties



31 Frater St KEW EAST 3102 (REI/VG)

Agent Comments



Price: \$1,680,000
Method: Auction Sale
Date: 19/10/2020
Property Type: House (Res)
Land Size: 697 sqm approx

45 Belford Rd KEW EAST 3102 (VG)

Agent Comments



Price: \$1,610,000
Method: Sale
Date: 30/10/2020
Property Type: House (Res)
Land Size: 650 sqm approx

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.