

# 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

4/32 Wimba Avenue, Kew Vic 3101

### Indicative selling price

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

Single price \$639,000

### Median sale price

Median price \$786,000

Property Type Unit

Suburb Kew

Period - From 01/10/2023

to 30/09/2024

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	8/36-38 Elphin Gr HAWTHORN 3122	\$615,000	22/10/2024
2	4/29 Elphin Gr HAWTHORN 3122	\$632,000	18/09/2024
3	5/22 Highbury Gr KEW 3101	\$625,000	11/09/2024

**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:

13/11/2024 16:59



2   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$639,000

**Median Unit Price**

Year ending September 2024: \$786,000

## Comparable Properties



**8/36-38 Elphin Gr HAWTHORN 3122 (REI)**

**Agent Comments**

2   1   1

**Price:** \$615,000

**Method:** Sold Before Auction

**Date:** 22/10/2024

**Property Type:** Apartment



**4/29 Elphin Gr HAWTHORN 3122 (REI)**

**Agent Comments**

2   1   1

**Price:** \$632,000

**Method:** Sold Before Auction

**Date:** 18/09/2024

**Property Type:** Apartment



**5/22 Highbury Gr KEW 3101 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 11/09/2024

**Property Type:** Unit

**Account - Biggin & Scott** | P: 03 9534 0241 | F: 03 9525 4336



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