Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

49 Malin Street, Kew Vic 3101

Indicative selling price

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

Range between	\$2,900,000	&	\$3,100,000

Median sale price

Median price	\$2,810,000	Pro	perty Type	House		Suburb	Kew
Period - From	01/07/2024	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	1 Elgin St HAWTHORN 3122	\$3,100,000	19/10/2024
2	882 Glenferrie Rd KEW 3101	\$3,200,000	27/06/2024
3	13 King St BALWYN 3103	\$2,895,000	15/06/2024

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:	01/11/2024 15:58



RT Edgar









Property Type: House Land Size: 715 sqm approx

Agent Comments 715sq approx

Indicative Selling Price \$2,900,000 - \$3,100,000 **Median House Price**

September quarter 2024: \$2,810,000

Comparable Properties



1 Elgin St HAWTHORN 3122 (REI)





Agent Comments

682sqm

Price: \$3,100,000

Method: Sold Before Auction

Date: 19/10/2024

Property Type: House (Res)





Agent Comments



882 Glenferrie Rd KEW 3101 (REI/VG)





Price: \$3,200,000 Method: Private Sale Date: 27/06/2024

Property Type: House (Res) Land Size: 1115 sqm approx

13 King St BALWYN 3103 (REI/VG)





Agent Comments



Price: \$2,895,000 Method: Auction Sale Date: 15/06/2024

Property Type: House (Res) Land Size: 773 sqm approx

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





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