

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

35 Baker Avenue, Kew East Vic 3102

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$2,315,000

Property Type

House

Suburb

Kew East

Period - From

01/04/2024

to

30/06/2024

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	75 Belford Rd KEW EAST 3102	\$1,900,000	23/03/2024
2	52 Malmsbury St KEW 3101	\$1,812,000	07/05/2024
3	34 Frater St KEW EAST 3102	\$1,770,000	12/04/2024

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:

18/07/2024 09:53


Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

June quarter 2024: \$2,315,000

Comparable Properties


75 Belford Rd KEW EAST 3102 (REI)

Agent Comments


Price: \$1,900,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 646 sqm approx

52 Malmsbury St KEW 3101 (REI)

Agent Comments


Price: \$1,812,000

Method: Private Sale

Date: 07/05/2024

Property Type: House

34 Frater St KEW EAST 3102 (REI/VG)

Agent Comments


Price: \$1,770,000

Method: Private Sale

Date: 12/04/2024

Property Type: House

Land Size: 672 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996