Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address ADDRESS AVAILABLE ON REQUEST, Kew East Vic 3102

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$1,650,000		&		\$1,800,000				
Median sale p	ian sale price								
Median price	\$1,366,000	Pro	operty Type	Том	/nhouse		Suburb	Kew East	
Period - From	08/01/2024	to	07/01/2025		So	ource	Property	/ Data	

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.

Ado	dress of comparable property	Price	Date of sale
1	2/28 Abercrombie St DEEPDENE 3103	\$1,701,000	23/11/2024
2	2/68 Walpole St KEW 3101	\$1,750,000	14/11/2024
3	11/68 Walpole St KEW 3101	\$1,760,000	13/11/2024

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:

08/01/2025 10:31



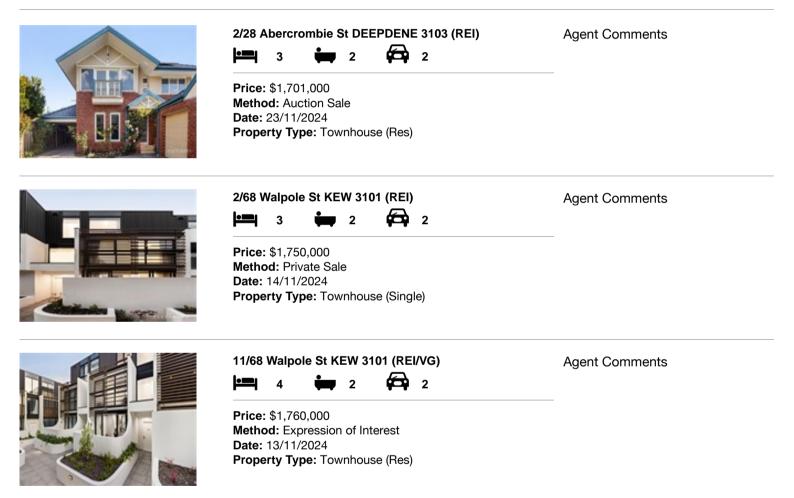
ADDRESS AVAILABLE ON

REQUEST, Kew East Vic 3102



Property Type: Agent Comments Indicative Selling Price \$1,650,000 - \$1,800,000 Median Townhouse Price 08/01/2024 - 07/01/2025: \$1,366,000

Comparable Properties



Account - McGrath Doncaster | P: 03 8822 6188



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