

# 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

10 Downton Grove, 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

\$2,100,000

### Median sale price

Median price

\$2,805,000

Property Type

House

Suburb

Kew

Period - From

01/10/2021

to

30/09/2022

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	3 Minto St KEW EAST 3102	\$2,075,000	17/09/2022
2	14 Ropley Av BALWYN 3103	\$2,050,000	06/08/2022
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:

02/12/2022 16:31



3   
 1   
 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,100,000

**Median House Price**

Year ending September 2022: \$2,805,000

## Comparable Properties



**3 Minto St KEW EAST 3102 (REI/VG)**

Agent Comments

4   
 2   
 2

**Price:** \$2,075,000

**Method:** Auction Sale

**Date:** 17/09/2022

**Property Type:** House

**Land Size:** 624 sqm approx



**14 Ropley Av BALWYN 3103 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$2,050,000

**Method:** Auction Sale

**Date:** 06/08/2022

**Property Type:** House (Res)

**Land Size:** 613 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.

**Account** - Anton Zhouk Real Estate | P: 03 9815 1124