## 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 10 Downton Grove, Kew Vic 3101

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$2,100,000							
Median sale price								
Median price	\$2,805,000	Pro	perty Type Hou	ise	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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







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)   1 1 1 2 1 2   Price: \$2,075,000 1 2 2 2   Price: \$2,075,000 1 1 2 2   Price: \$2,075,000 1 2 2 2   Price: \$2,075,000 1 1 2 2   Price: \$2,075,000 1 1 2 2   Price: \$2,075,000 1 1 1 2   Price: \$2,075,000 1 1 1 1 2   Price: \$2,075,000 1	Agent Comments
2.5 Determined	14 Ropley Av BALWYN 3103 (REI/VG) 3 1 2 Price: \$2,050,000 Method: Auction Sale Date: 06/08/2022 Property Type: House (Res) Land Size: 613 sqm approx	Agent Comments

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

propertydata



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