

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

21 BELFORD ROAD KEW EAST VIC 3102

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,260,000

&

\$2,360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,080,000

Property type

House

Suburb

Kew East

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

64 CORHAMPTON ROAD BALWYN NORTH VIC 3104	2350000	15-Dec-22
38 CLYDE STREET KEW EAST VIC 3102	2301000	18-Feb-23
34 BENNETT PARADE KEW EAST VIC 3102	2225000	30-Apr-22

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 6 months.

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**64 CORHAMPTON ROAD BALWYN
NORTH VIC 3104**

 4  2  2

Sold Price

^{RS} **2350000**

Sold Date

15-Dec-22

Distance

1.73km



**38 CLYDE STREET KEW EAST VIC
3102**

 4  2  2

Sold Price

^{RS} **2301000** ^{UN}

Sold Date

18-Feb-23

Distance

0.99km



**34 BENNETT PARADE KEW EAST
VIC 3102**

 4  2  1

Sold Price

2225000

Sold Date

30-Apr-22

Distance

1.26km



**6 KINGSLEY GROVE KEW EAST
VIC 3102**

 4  2  2

Sold Price

2387000

Sold Date

09-Apr-22

Distance

0.75km



**107 BELFORD ROAD KEW EAST
VIC 3102**

 4  2  2

Sold Price

2382000

Sold Date

05-Mar-22

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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