

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

74 MAIN DRIVE KEW VIC 3101

Indicative selling price

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

Single Price

\$2,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,635,000

Property type

House

Suburb

Kew

Period-from

01 Mar 2021

to

28 Feb 2022

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

72 MAIN DRIVE KEW VIC 3101	\$2,220,000	02-Oct-21
6 LOWER DRIVE NORTH KEW VIC 3101	\$2,300,000	04-Nov-21
16 PARK AVENUE KEW VIC 3101	\$2,270,000	25-Sep-21

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.~~

This Statement of Information was prepared on: 12 March 2022

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72 MAIN DRIVE KEW VIC 3101

Sold Price

\$2,220,000

Sold Date

02-Oct-21

 4  4  2

Distance

0.01km



6 LOWER DRIVE NORTH KEW VIC 3101

Sold Price

\$2,300,000

Sold Date

04-Nov-21

 4  4  2

Distance

0.11km



16 PARK AVENUE KEW VIC 3101

Sold Price

\$2,270,000

Sold Date

25-Sep-21

 4  4  2

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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