Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1/67 Davis Street, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$2,800,000	Pro	perty Type	House		Suburb	Kew
Period - From	22/11/2022	to	21/11/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	72 Malmsbury St KEW 3101	\$1,350,000	21/10/2023
2	1/32 Wimba Av KEW 3101	\$1,231,000	06/10/2023
3	4/69 Sackville St KEW 3101	\$1,210,000	06/09/2023

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:	22/11/2023 17:19



RT Edgar



Rooms: home office Property Type: House

Land Size: 226.408 sqm approx

Agent Comments

Remote garage plus additional off street carpark

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price**

22/11/2022 - 21/11/2023: \$2,800,000

Comparable Properties



72 Malmsbury St KEW 3101 (REI)



Price: \$1,350,000 Method: Auction Sale Date: 21/10/2023

Property Type: House (Res) Land Size: 154 sqm approx

Agent Comments



1/32 Wimba Av KEW 3101 (REI)





Price: \$1,231,000

Method: Sold Before Auction

Date: 06/10/2023

Property Type: House (Res)

Agent Comments



4/69 Sackville St KEW 3101 (REI/VG)



Price: \$1.210.000

Method: Sold Before Auction

Date: 06/09/2023 Property Type: Unit Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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