

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

43 Uvadale Grove, Kew Vic 3101

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$2,900,000

Property Type House

Suburb Kew

Period - From 01/04/2023

to

30/06/2023

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.

	Address of comparable property	Price	Date of sale
1	46 Denmark St KEW 3101	\$1,502,000	05/08/2023
2	17 Edgevale Rd KEW 3101	\$1,730,000	11/03/2023
3	88 Gladstone St KEW 3101	\$1,600,000	19/04/2023

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:

22/08/2023 12:40



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  2
  1

Property Type: House
Land Size: 372 sqm approx
Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,650,000
Median House Price
 June quarter 2023: \$2,900,000

Comparable Properties

46 Denmark St KEW 3101 (REI)

Agent Comments

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  2

Price: \$1,502,000
Method:
Date: 05/08/2023
Property Type: House



17 Edgevale Rd KEW 3101 (REI/VG)

Agent Comments

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  3
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Price: \$1,730,000
Method: Private Sale
Date: 11/03/2023
Property Type: House
Land Size: 343 sqm approx



88 Gladstone St KEW 3101 (VG)

Agent Comments

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Price: \$1,600,000
Method: Sale
Date: 19/04/2023
Property Type: House (Res)
Land Size: 405 sqm approx

Account - Barry Plant | P: 03 9842 8888