

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

2/56 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

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,048,888

Property type

Unit

Suburb

Kew East

Period-from

01 Sep 2023

to

31 Aug 2024

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

2/26 WINDELLA AVENUE KEW EAST VIC 3102	\$780,500	20-Jul-24
6/58 ADENEY AVENUE KEW VIC 3101	\$770,000	20-Jul-24
3/9 SIMPSON STREET KEW VIC 3101	\$760,000	17-Aug-24

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: 14 September 2024



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**2/26 WINDELLA AVENUE KEW
EAST VIC 3102**

2 1 2

Sold Price ^{RS} **\$780,500** ^{UN} Sold Date **20-Jul-24**

Distance **0.24km**



**6/58 ADENEY AVENUE KEW VIC
3101**

2 1 1

Sold Price ^{RS} **\$770,000** ^{UN} Sold Date **20-Jul-24**

Distance **0.81km**



**3/9 SIMPSON STREET KEW VIC
3101**

2 1 1

Sold Price ^{RS} **\$760,000** ^{UN} Sold Date **17-Aug-24**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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