

## 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

3 Monterey Close Kew VIC 3101

### Indicative selling price

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

Single Price

or range  
between

\$2,050,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$867,499

Property type

Unit

Suburb

Kew

Period-from

01 Nov 2020

to

31 Oct 2021

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

6 Lower Drive North Kew VIC 3101	\$2,300,000	04-Nov-21
16 Park Avenue Kew VIC 3101	\$2,270,000	23-Sep-21
5 Brazier Grove Kew VIC 3101	\$2,115,000	16-Oct-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.~~

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**6 Lower Drive North Kew VIC 3101** Sold Price <sup>RS</sup> **\$2,300,000** <sup>UN</sup> Sold Date **04-Nov-21**

4 4 2

Distance **0.22km**



**16 Park Avenue Kew VIC 3101** Sold Price <sup>RS</sup> **\$2,270,000** Sold Date **23-Sep-21**

4 4 2

Distance **0.42km**



**5 Brazier Grove Kew VIC 3101** Sold Price <sup>RS</sup> **\$2,115,000** <sup>UN</sup> Sold Date **16-Oct-21**

4 3 2

Distance **0.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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