

## 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

8 MCCONCHIE AVENUE KEW EAST VIC 3102

### Indicative selling price

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

Single Price

or range  
between

\$1,925,000

&

\$2,115,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,200,000

Property type

House

Suburb

Kew East

Period-from

01 Dec 2023

to

30 Nov 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

64 BAKER AVENUE KEW EAST VIC 3102

\$2,050,000

15-Jun-24

67 WESTBROOK STREET KEW EAST VIC 3102

\$2,010,000

26-Oct-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: 03 December 2024



**64 BAKER AVENUE KEW EAST VIC 3102** Sold Price **\$2,050,000** Sold Date **15-Jun-24**

 2  1  2

Distance **0.47km**



**67 WESTBROOK STREET KEW EAST VIC 3102** Sold Price <sup>RS</sup> **\$2,010,000** <sup>UN</sup> Sold Date **26-Oct-24**

 3  1  2

Distance **0.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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