

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

2/100 Mount Street, Kew Vic 3101

Indicative selling price

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

Range between \$690,000

&

\$759,000

Median sale price

Median price \$855,000

Property Type Unit

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	101/307 Barkers Rd KEW 3101	\$690,000	19/06/2023
2	115/201 Whitehorse Rd BALWYN 3103	\$700,000	20/04/2023
3	1/1275 Burke Rd KEW 3101	\$774,000	21/04/2023

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:

21/08/2023 13:20



Rooms: 4

Property Type: Apartment

Land Size: 85 sqm approx

Agent Comments

Comparable Properties



101/307 Barkers Rd KEW 3101 (VG)



Agent Comments

2 bedroom, 2 bathrooms, 1 carpark

Price: \$690,000

Method: Sale

Date: 19/06/2023

Property Type: Strata Unit/Flat



115/201 Whitehorse Rd BALWYN 3103 (REI)



Agent Comments

Price: \$700,000

Method: Private Sale

Date: 20/04/2023

Property Type: Apartment



1/1275 Burke Rd KEW 3101 (REI/VG)



Agent Comments

Price: \$774,000

Method: Private Sale

Date: 21/04/2023

Property Type: Apartment

Land Size: 111 sqm approx