

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

6/13 BELMONT AVENUE KEW VIC 3101

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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,000

Property type

Unit

Suburb

Kew

Period-from

01 Jul 2023

to

30 Jun 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

3/20 PAKINGTON STREET KEW VIC 3101	\$672,000	08-Apr-24
1/46 DISRAELI STREET KEW VIC 3101	\$694,000	04-May-24
6/79 WALPOLE STREET KEW VIC 3101	\$771,000	23-Mar-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: 30 July 2024



**3/20 PAKINGTON STREET KEW
VIC 3101**

Sold Price

\$672,000

Sold Date **08-Apr-24**

 2  1  -

Distance **0.71km**



**1/46 DISRAELI STREET KEW VIC
3101**

Sold Price

\$694,000

Sold Date **04-May-24**

 2  1  1

Distance **0.65km**



**6/79 WALPOLE STREET KEW VIC
3101**

Sold Price

\$771,000

Sold Date **23-Mar-24**

 2  1  -

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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