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

7 Holly Lane, Kew Vic 3101

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,100,000		&		\$2,310,000			
Median sale pr	rice							
Median price	\$2,887,500	Pro	operty Type	Ηοι	ise		Suburb	Kew
Period - From	01/07/2022	to	30/09/2022		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	5 Park Dr CLIFTON HILL 3068	\$2,360,000	03/09/2022
2	68 Main Dr KEW 3101	\$2,210,600	27/07/2022
3	4 Collins St KEW 3101	\$2,075,000	15/06/2022

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:

02/11/2022 15:01



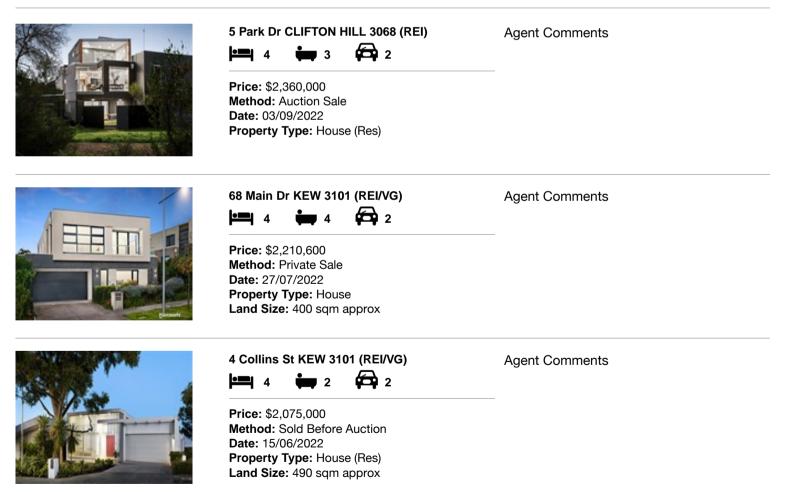






Property Type: House (New -Detached) Land Size: 366 sqm approx Agent Comments Indicative Selling Price \$2,100,000 - \$2,310,000 Median House Price September quarter 2022: \$2,887,500

Comparable Properties



Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180





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