

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 consumer.vic.gov.au/underquoting

Range between \$2,100,000

&

\$2,310,000

Median sale price

Median price \$2,887,500

Property Type House

Suburb Kew

Period - From 01/07/2022

to 30/09/2022

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	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



4 4 2

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



5 Park Dr CLIFTON HILL 3068 (REI)

Agent Comments

4 3 2

Price: \$2,360,000

Method: Auction Sale

Date: 03/09/2022

Property Type: House (Res)



68 Main Dr KEW 3101 (REI/VG)

Agent Comments

4 4 2

Price: \$2,210,600

Method: Private Sale

Date: 27/07/2022

Property Type: House

Land Size: 400 sqm approx



4 Collins St KEW 3101 (REI/VG)

Agent Comments

4 2 2

Price: \$2,075,000

Method: Sold Before Auction

Date: 15/06/2022

Property Type: House (Res)

Land Size: 490 sqm approx

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