

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

40 Yarravale Road, Kew Vic 3101

Indicative selling price

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

Range between \$2,950,000 & \$3,150,000

Median sale price

Median price \$2,500,000 Property Type House Suburb Kew

Period - From 01/10/2023 to 31/12/2023 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	6 Brazier Gr KEW 3101	\$3,000,000	01/12/2023
2	21 Holroyd St KEW 3101	\$3,180,000	12/08/2023
3	38 Main Dr KEW 3101	\$2,955,000	15/06/2023

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:

17/01/2024 16:07



3 2 2

Property Type: House (Res)

Land Size: 371 sqm approx

Agent Comments

Indicative Selling Price

\$2,950,000 - \$3,150,000

Median House Price

December quarter 2023: \$2,500,000

Comparable Properties

6 Brazier Gr KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$3,000,000

Method:

Date: 01/12/2023

Property Type: House



21 Holroyd St KEW 3101 (REI/VG)

Agent Comments

4 4 2

Price: \$3,180,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 670 sqm approx



38 Main Dr KEW 3101 (VG)

Agent Comments

4 - -

Price: \$2,955,000

Method: Sale

Date: 15/06/2023

Property Type: House (Res)

Land Size: 606 sqm approx

Account - Barry Plant | P: (03) 9431 1243