

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

8a Belmont Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$920,000

&

\$1,012,000

Median sale price

Median price \$856,000

Property Type Unit

Suburb Kew

Period - From 01/07/2021

to

30/09/2021

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 | 13/32 Fitzwilliam St KEW 3101 | \$1,268,000 | 28/10/2021 |
| 2 | 4/34 Dean St KEW 3101 | \$990,000 | 22/10/2021 |
| 3 | 3/3 Mountain Gr KEW 3101 | \$935,000 | 28/09/2021 |

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:

03/11/2021 12:40



2 1 1

Property Type: Villa

Agent Comments

Comparable Properties



13/32 Fitzwilliam St KEW 3101 (REI)

Agent Comments

2 1 2

Price: \$1,268,000

Method: Sold Before Auction

Date: 28/10/2021

Property Type: Villa



4/34 Dean St KEW 3101 (REI)

Agent Comments

2 2 1

Price: \$990,000

Method: Sold Before Auction

Date: 22/10/2021

Property Type: Unit



3/3 Mountain Gr KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$935,000

Method: Auction Sale

Date: 28/09/2021

Property Type: Unit