

# 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

27 Munro Street, Kew East Vic 3102

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,350,000 & \$2,585,000

### Median sale price

Median price \$2,077,500 Property Type House Suburb Kew East

Period - From 01/01/2022 to 31/12/2022 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	38 Ramsay Av KEW EAST 3102	\$2,480,000	10/03/2023
2	66 Normanby Rd KEW 3101	\$2,410,000	22/10/2022
3	14 Vega St BALWYN NORTH 3104	\$2,391,000	19/11/2022

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:

22/03/2023 14:24



5   
 3   
 2

**Property Type:** House  
**Land Size:** 905 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,350,000 - \$2,585,000  
**Median House Price**  
 Year ending December 2022: \$2,077,500

## Comparable Properties



**38 Ramsay Av KEW EAST 3102 (REI)**

**Agent Comments**

4   
 2   
 2

**Price:** \$2,480,000  
**Method:** Sold Before Auction  
**Date:** 10/03/2023  
**Property Type:** House (Res)  
**Land Size:** 689 sqm approx



**66 Normanby Rd KEW 3101 (VG)**

**Agent Comments**

4   
 -   
 -

**Price:** \$2,410,000  
**Method:** Sale  
**Date:** 22/10/2022  
**Property Type:** House (Res)  
**Land Size:** 850 sqm approx



**14 Vega St BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**

5   
 2   
 2

**Price:** \$2,391,000  
**Method:** Auction Sale  
**Date:** 19/11/2022  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx