

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

22 Valentine Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$2,700,000

&

\$2,950,000

Median sale price

Median price \$2,584,400

Property Type House

Suburb Kew

Period - From 01/10/2021

to 31/12/2021

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 | 2C Grove Rd HAWTHORN 3122 | \$2,930,000 | 19/12/2021 |
| 2 | 57 Malin St KEW 3101 | \$2,885,000 | 16/01/2022 |
| 3 | 164 Eglinton St KEW 3101 | \$2,640,000 | 18/10/2021 |

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:

23/02/2022 10:03



Rooms: home office
Property Type: House
Land Size: 492 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,950,000
Median House Price
December quarter 2021: \$2,584,400

Comparable Properties



2C Grove Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$2,930,000
Method: Private Sale
Date: 19/12/2021
Property Type: House
Land Size: 315 sqm approx



57 Malin St KEW 3101 (REI)

Agent Comments



Price: \$2,885,000
Method: Private Sale
Date: 16/01/2022
Property Type: House
Land Size: 506 sqm approx



164 Eglinton St KEW 3101 (REI/VG)

Agent Comments



Price: \$2,640,000
Method: Private Sale
Date: 18/10/2021
Property Type: House
Land Size: 434 sqm approx