

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

37 Normanby Road, Kew Vic 3101

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,884,500

Property Type House

Suburb Kew

Period - From 01/01/2021

to

31/03/2021

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	18 Violet Gr KEW EAST 3102	\$2,100,000	20/03/2021
2	34 Cecil St KEW 3101	\$2,198,000	17/03/2021
3	32 Ramsay Av KEW EAST 3102	\$1,992,000	06/02/2021

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:

24/06/2021 14:49



4 2 2

Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
March quarter 2021: \$2,884,500

Comparable Properties



18 Violet Gr KEW EAST 3102 (REI)

Agent Comments

3 1 2

Price: \$2,100,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 593 sqm approx



34 Cecil St KEW 3101 (REI/VG)

Agent Comments

4 3 2

Price: \$2,198,000
Method: Sold Before Auction
Date: 17/03/2021
Property Type: House (Res)
Land Size: 569 sqm approx



32 Ramsay Av KEW EAST 3102 (REI)

Agent Comments

4 2 2

Price: \$1,992,000
Method: Auction Sale
Date: 06/02/2021
Property Type: House (Res)