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

12 Second Av, Kew Vic 3101

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquo	ting		
Range betweer	\$5,800,000		&		\$6,300,000			
Median sale p	rice							
Median price	\$2,980,000	Pro	operty Type	Hou	ISE		Suburb	Kew
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	44 Malin St KEW 3101	\$6,350,000	16/03/2024
2	29 Swinton Av KEW 3101	\$6,100,000	13/12/2023
3	5 Edward St KEW 3101	\$5,838,888	28/10/2023

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:

18/04/2024 13:32



12 Second Av, Kew Vic 3101

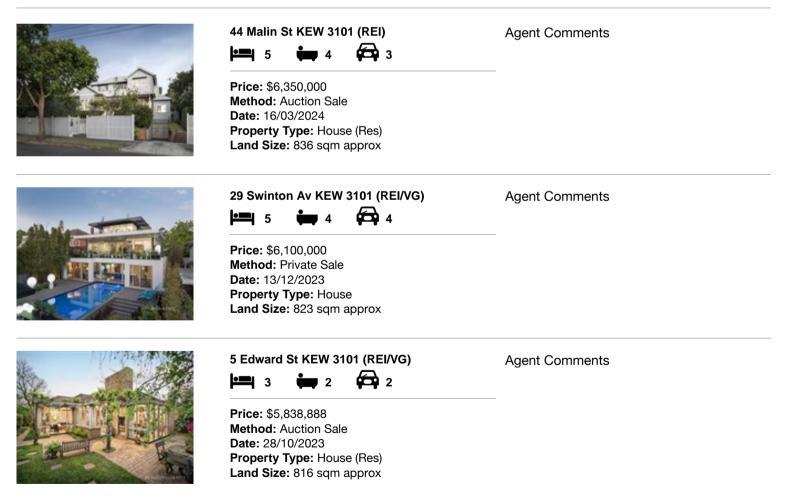
RT Edgar





Property Type: House (New -Detached) Land Size: 650 sqm approx Agent Comments Indicative Selling Price \$5,800,000 - \$6,300,000 Median House Price March quarter 2024: \$2,980,000

Comparable Properties



Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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