

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

4/23 WOODLANDS AVENUE KEW EAST VIC 3102

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Kew East

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

2/33 PARKHILL ROAD KEW VIC 3101	\$1,050,000	19-May-24
1/3 HATFIELD STREET BALWYN NORTH VIC 3104	\$1,100,000	13-Mar-24
1/18 WOODLANDS AVENUE KEW EAST VIC 3102	-	20-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 30 May 2024

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2/33 PARKHILL ROAD KEW VIC 3101

3 2 1

Sold Price ^{RS} **\$1,050,000** Sold Date **19-May-24**

Distance **0.93km**



1/3 HATFIELD STREET BALWYN NORTH VIC 3104

3 1 1

Sold Price ^{RS} **\$1,100,000** ^{UN} Sold Date **13-Mar-24**

Distance **1.03km**



1/18 WOODLANDS AVENUE KEW EAST VIC 3102

3 2 2

Sold Price ^{RS} - Sold Date **20-Apr-24**

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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