

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

3 BRAZIER GROVE KEW VIC 3101

Indicative selling price

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

Single Price

\$2,120,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,960,000

Property type

House

Suburb

Kew

Period-from

01 Aug 2022

to

31 Jul 2023

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

14 PARK AVENUE KEW VIC 3101	2188000	15-Mar-23
3 LOWER DRIVE NORTH KEW VIC 3101	2150000	31-Mar-23

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.

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14 PARK AVENUE KEW VIC 3101

Sold Price

2188000

Sold Date

15-Mar-23

 4  4  2

Distance

0.12km



3 LOWER DRIVE NORTH KEW VIC 3101

Sold Price

2150000

Sold Date

31-Mar-23

 4  3  2

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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