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	3/1 Woolcock Avenue, Kew East Vic 3102
Including suburb and	
postcode	

Indicative selling price

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

Range between \$650,000	&	\$690,000
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Median sale price

Median price	\$665,000	Pro	perty Type	Jnit		Suburb	Kew East
Period - From	01/04/2024	to	30/06/2024	s	ource	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

Address of comparable property		Price	Date of sale
1	6/45 Disraeli St KEW 3101	\$576,000	15/07/2024
2	1/46 Disraeli St KEW 3101	\$694,000	04/05/2024
3	4/30 Hartwood St KEW EAST 3102	\$625,000	08/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/07/2024 10:30





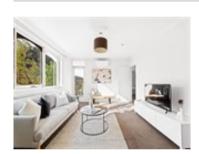




Property Type: Apartment Agent Comments

Indicative Selling Price \$650,000 - \$690,000 Median Unit Price June quarter 2024: \$665,000

Comparable Properties



6/45 Disraeli St KEW 3101 (REI)

— 2





Price: \$576,000

Method: Sold Before Auction

Date: 15/07/2024

Property Type: Apartment

Agent Comments



1/46 Disraeli St KEW 3101 (REI/VG)

– 2



₽ 1

Price: \$694,000 Method: Auction Sale Date: 04/05/2024

Property Type: Apartment

Agent Comments



4/30 Hartwood St KEW EAST 3102 (VG)

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Price: \$625,000 Method: Sale Date: 08/02/2024

Property Type: Strata Unit/Flat

Agent Comments

Account - Barry Plant | P: 03 9842 8888



