

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

130 Normanby Road, Kew East Vic 3102

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,285,000

Property Type House

Suburb Kew East

Period - From 01/04/2023

to

30/06/2023

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	64 Munro St KEW EAST 3102	\$2,088,000	22/04/2023
2	29 Elm Gr KEW EAST 3102	\$2,075,000	24/07/2023
3	99 Kilby Rd KEW EAST 3102	\$2,005,000	13/04/2023

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:

21/09/2023 15:27



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Property Type: House
Land Size: 775 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 June quarter 2023: \$2,285,000

Comparable Properties



64 Munro St KEW EAST 3102 (REI)

Agent Comments

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Price: \$2,088,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 924 sqm approx



29 Elm Gr KEW EAST 3102 (REI/VG)

Agent Comments

4
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 1

Price: \$2,075,000
Method: Private Sale
Date: 24/07/2023
Property Type: House
Land Size: 810 sqm approx



99 Kilby Rd KEW EAST 3102 (REI/VG)

Agent Comments

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 2

Price: \$2,005,000
Method: Private Sale
Date: 13/04/2023
Property Type: House
Land Size: 658 sqm approx

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