

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

53 Normanby Road, Kew Vic 3101

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,500,888

Property Type House

Suburb Kew

Period - From 30/09/2019

to

29/09/2020

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	4 First Av KEW 3101	\$2,535,000	24/07/2020
2	5 Highbury Gr KEW 3101	\$2,590,000	07/05/2020
3	8 Locksley Av KEW 3101	\$2,618,000	16/07/2020

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:

30/09/2020 14:41



4 2 2

Property Type: House (Res)

Land Size: 670 sqm approx

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

30/09/2019 - 29/09/2020: \$2,500,888

Comparable Properties



4 First Av KEW 3101 (REI)

4 2 1

Agent Comments

Price: \$2,535,000

Method: Private Sale

Date: 24/07/2020

Property Type: House

Land Size: 584 sqm approx



5 Highbury Gr KEW 3101 (REI/VG)

4 2 3

Agent Comments

Price: \$2,590,000

Method: Private Sale

Date: 07/05/2020

Property Type: House

Land Size: 646 sqm approx



8 Locksley Av KEW 3101 (REI)

4 3 3

Agent Comments

Price: \$2,618,000

Method: Private Sale

Date: 16/07/2020

Property Type: House

Land Size: 761 sqm approx