

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

3/2a Dunlop Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$855,000

Property Type Unit

Suburb Kew

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	202/2a Dunlop Av KEW 3101	\$3,475,000	07/03/2023
2	4/2a Dunlop Av KEW 3101	\$2,725,000	31/01/2023
3	G01/2a Dunlop Av KEW 3101	\$2,485,000	06/06/2023

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:

27/07/2023 16:35



2 2.5 3

Rooms: 4

Property Type:

Land Size: 170sqm (Internal) and
172sqm (External) sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median Unit Price

June quarter 2023: \$855,000

Comparable Properties



202/2a Dunlop Av KEW 3101 (REI/VG)

Agent Comments

3 3 3

Price: \$3,475,000

Method: Private Sale

Date: 07/03/2023

Property Type: Apartment



4/2a Dunlop Av KEW 3101 (REI)

Agent Comments

2 2 3

Price: \$2,725,000

Method: Expression of Interest

Date: 31/01/2023

Property Type: Apartment



G01/2a Dunlop Av KEW 3101 (REI/VG)

Agent Comments

2 2 3

Price: \$2,485,000

Method: Expression of Interest

Date: 06/06/2023

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088