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

32 Kilby Road, Kew East Vic 3102

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,650,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$2,230,000	Pro	Property Type Hous		se		Suburb	Kew East
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	4 OBrien Ct KEW 3101	\$1,680,000	04/05/2024
2	34 Frater St KEW EAST 3102	\$1,770,000	12/04/2024
3	36 Kilby Rd KEW EAST 3102	\$1,750,000	17/03/2024

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:

12/08/2024 14:14







Property Type: House Agent Comments

Indicative Selling Price \$1,650,000 - \$1,800,000 Median House Price Year ending June 2024: \$2,230,000

Comparable Properties



4 OBrien Ct KEW 3101 (REI/VG)

Price: \$1,680,000 Method: Auction Sale Date: 04/05/2024 Property Type: House (Res) Land Size: 526 sqm approx Agent Comments

Agent Comments



Price: \$1,770,000 Method: Private Sale Date: 12/04/2024 Property Type: House Land Size: 672 sqm approx

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36 Kilby Rd KEW EAST 3102 (REI/VG)

34 Frater St KEW EAST 3102 (REI/VG)



(REI/VG) Agent (

Agent Comments

Price: \$1,750,000 Method: Private Sale Date: 17/03/2024 Property Type: House Land Size: 790 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





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