

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

6 Lower Drive North Kew VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,550,000

Property type

House

Suburb

Kew

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

50 Park Avenue Kew VIC 3101	\$2,370,000	07-Aug-21
16 Park Avenue Kew VIC 3101	\$2,270,000	23-Sep-21

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 6 months.

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50 Park Avenue Kew VIC 3101

Sold Price **\$2,370,000** Sold Date **07-Aug-21**

 4  3  2

Distance **0.13km**



16 Park Avenue Kew VIC 3101

Sold Price ^{RS} **\$2,270,000** Sold Date **23-Sep-21**

 4  4  2

Distance **0.23km**

RS = Recent sale **UN** = Undisclosed Sale

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