

# 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

17 Violet Grove, Kew East Vic 3102

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,750,000

&

\$1,925,000

### Median sale price

Median price \$2,075,000

Property Type House

Suburb Kew East

Period - From 01/07/2023

to 30/09/2023

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	66 White Av KEW EAST 3102	\$1,925,300	29/06/2023
2	120 Willsmere Rd KEW 3101	\$1,750,000	23/09/2023
3	8 Belford Rd KEW EAST 3102	\$1,725,000	07/06/2023

**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:

03/11/2023 13:54



 3  2  2

**Property Type:** House  
**Land Size:** 620 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,750,000 - \$1,925,000  
**Median House Price**  
 September quarter 2023: \$2,075,000

## Comparable Properties



**66 White Av KEW EAST 3102 (REI)**

**Agent Comments**

 4  1  3

**Price:** \$1,925,300  
**Method:** Private Sale  
**Date:** 29/06/2023  
**Property Type:** House  
**Land Size:** 650 sqm approx



**120 Willsmere Rd KEW 3101 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**8 Belford Rd KEW EAST 3102 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,725,000  
**Method:** Sold Before Auction  
**Date:** 07/06/2023  
**Property Type:** House (Res)  
**Land Size:** 552 sqm approx

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