

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 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

\$2,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,805,000

Property type

House

Suburb

Kew

Period-from

01 Feb 2022

to

31 Jan 2023

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

49 MAIN DRIVE KEW VIC 3101	\$2,200,000	04-Dec-22
3 HOLLY LANE KEW VIC 3101	\$2,150,000	06-Dec-22
36 PARK AVENUE KEW VIC 3101	\$2,280,000	06-Nov-22

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.~~

This Statement of Information was prepared on: 21 February 2023



49 MAIN DRIVE KEW VIC 3101

Sold Price

\$2,200,000

Sold Date

04-Dec-22

 3  3  2

Distance

0.04km



3 HOLLY LANE KEW VIC 3101

Sold Price

\$2,150,000

Sold Date

06-Dec-22

 4  4  2

Distance

0.07km



36 PARK AVENUE KEW VIC 3101

Sold Price

\$2,280,000

Sold Date

06-Nov-22

 3  4  2

Distance

0.16km



68 MAIN DRIVE KEW VIC 3101

Sold Price

\$2,210,600

Sold Date

16-Jul-22

 4  4  2

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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