

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

9 Goldthorns Avenue, Kew Vic 3101

Indicative selling price

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

Single price

\$2,960,000

Median sale price

Median price

\$2,960,500

Property Type

House

Suburb

Kew

Period - From

01/04/2022

to

30/06/2022

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.

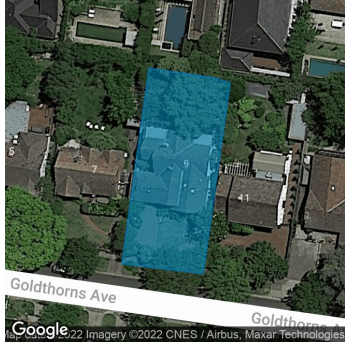
	Address of comparable property	Price	Date of sale
1	60 Campbell St KEW 3101	\$2,920,000	04/06/2022
2	5 Bennett St DEEPDENE 3103	\$2,750,000	15/06/2022
3	12 Argyle Rd KEW 3101	\$2,675,000	13/04/2022

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:

12/10/2022 13:48



4
 2
 2

Property Type:

Land Size: 827 sqm approx

Agent Comments

Indicative Selling Price

\$2,960,000

Median House Price

June quarter 2022: \$2,960,500

Comparable Properties



60 Campbell St KEW 3101 (REI/VG)

Agent Comments

3
 1
 2

Price: \$2,920,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 772 sqm approx



5 Bennett St DEEPDENE 3103 (REI/VG)

Agent Comments

4
 2
 2

Price: \$2,750,000

Method: Sold Before Auction

Date: 15/06/2022

Property Type: House (Res)

Land Size: 697 sqm approx



12 Argyle Rd KEW 3101 (REI/VG)

Agent Comments

4
 3
 2

Price: \$2,675,000

Method: Private Sale

Date: 13/04/2022

Property Type: House

Land Size: 696 sqm approx

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