

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

4 Birdwood Street, Kew East Vic 3102

Indicative selling price

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

Range between \$1,900,000 & \$1,950,000

Median sale price

Median price \$2,230,000 Property Type House Suburb Kew East

Period - From 01/01/2023 to 31/12/2023 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	50 Peel St KEW 3101	\$1,910,000	03/02/2024
2	124 Willsmere Rd KEW 3101	\$1,875,000	08/02/2024
3			

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.

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Indicative Selling Price

\$1,900,000 - \$1,950,000

Median House Price

Year ending December 2023: \$2,230,000



 4  2  2

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



50 Peel St KEW 3101 (REI)

Agent Comments

 3  1  1

Price: \$1,910,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 603 sqm approx



124 Willsmere Rd KEW 3101 (REI)

Agent Comments

 3  2  1

Price: \$1,875,000

Method: Private Sale

Date: 08/02/2024

Property Type: House

Land Size: 651 sqm approx

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.

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018