

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

11 Woodlands Avenue, Kew East Vic 3102

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$2,062,500

Property Type

House

Suburb

Kew East

Period - From

01/07/2022

to

30/09/2022

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 | 30 Bennett Pde KEW EAST 3102 | \$1,927,000 | 16/07/2022 |
| 2 | 3 Glass St KEW EAST 3102 | \$1,860,000 | 15/10/2022 |
| 3 | 35 Asquith St KEW 3101 | \$1,656,000 | 31/08/2022 |

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:

04/11/2022 11:33



4 3 5

Property Type: House

Land Size: 698 sqm approx

Agent Comments

Comparable Properties



30 Bennett Pde KEW EAST 3102 (REI/VG)

Agent Comments

3 1 2

Price: \$1,927,000

Method: Auction Sale

Date: 16/07/2022

Property Type: House (Res)

Land Size: 579 sqm approx



3 Glass St KEW EAST 3102 (REI)

Agent Comments

4 2 2

Price: \$1,860,000

Method: Auction Sale

Date: 15/10/2022

Property Type: House (Res)

Land Size: 704 sqm approx



35 Asquith St KEW 3101 (REI)

Agent Comments

3 2 3

Price: \$1,656,000

Method: Private Sale

Date: 31/08/2022

Property Type: House