# 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

2 MORETON CLOSE KEW VIC 3101

### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

	Single Price		\$2,700,000	&	\$2,800,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$2,888,000 Pro	operty type	House	Suburb	Kew					

29 Feb 2024

Source

### Comparable property sales (\*Delete A or B below as applicable)

01 Mar 2023

**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.

to

Address of comparable property	Price	Date of sale	
2 LOWER DRIVE NORTH KEW VIC 3101	\$2,500,000	06-Dec-23	
8 OAK CLOSE KEW VIC 3101	\$2,600,000	19-Oct-23	
9 COLLINS STREET KEW VIC 3101	\$2,510,000	11-Nov-23	

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: 01 March 2024



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\$2,600,000 Sold Date 19-Oct-23

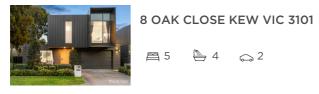
Distance

0.14km



2 LOWER DRIVE NORTH KEW VIC Sold Price \$2,500,000 Sold Date 06-Dec-23 3101 0.07km Distance ₿ 4 酉 4 ۵

Sold Price



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	9 COLLINS STREET KEW VIC 3101			Sold Price	<sup>RS</sup> \$2,510,000	Sold Date	11-Nov-23
Curre Logue	昌 4	2	<u></u>			Distance	0.22km

#### **RS** = Recent sale UN = Undisclosed Sale

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