

## 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

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

Single Price

or range  
between

\$2,700,000

&

\$2,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,888,000

Property type

House

Suburb

Kew

Period-from

01 Mar 2023

to

29 Feb 2024

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

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 LOWER DRIVE NORTH KEW VIC 3101**

Sold Price

**\$2,500,000**

Sold Date

**06-Dec-23**



4



4



2

Distance

**0.07km**



**8 OAK CLOSE KEW VIC 3101**

Sold Price

**\$2,600,000**

Sold Date

**19-Oct-23**



5



4



2

Distance

**0.14km**



**9 COLLINS STREET KEW VIC 3101**

Sold Price

<sup>RS</sup>

**\$2,510,000**

Sold Date

**11-Nov-23**



4



2



2

Distance

**0.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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