

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

3 GLASS STREET KEW EAST VIC 3102

Indicative selling price

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

Single Price

or range
between

\$1,850,000

&

\$2,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,202,500

Property type

House

Suburb

Kew East

Period-from

01 Sep 2023

to

31 Aug 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

64 BAKER AVENUE KEW EAST VIC 3102

\$2,050,000

15-Jun-24

92 BELFORD ROAD KEW EAST VIC 3102

\$1,951,000

15-May-24

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: 16 September 2024



64 BAKER AVENUE KEW EAST VIC 3102 Sold Price **\$2,050,000** Sold Date **15-Jun-24**
Distance **1.1km**

2 1 2



92 BELFORD ROAD KEW EAST VIC 3102 Sold Price **\$1,951,000** Sold Date **15-May-24**
Distance **1.02km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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