

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

1/31 Munro Street, Kew East Vic 3102

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,250,000 Property Type Townhouse Suburb Kew East

Period - From 23/07/2022 to 22/07/2023 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	4/40-42 Maitland Av KEW 3101	\$1,680,000	01/03/2023
2	5/1B Abercrombie St DEEPDENE 3103	\$1,662,000	08/03/2023
3	3/34 Wilfred Rd IVANHOE EAST 3079	\$1,580,000	24/04/2023

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:

23/07/2023 20:03



3 2 2

Property Type: Townhouse (Single)

Land Size: 382 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median Townhouse Price
23/07/2022 - 22/07/2023: \$1,250,000

Comparable Properties



4/40-42 Maitland Av KEW 3101 (REI)

[Agent Comments](#)

3 3 2

Price: \$1,680,000

Method: Sold Before Auction

Date: 01/03/2023

Property Type: Townhouse (Res)



5/1B Abercrombie St DEEPDENE 3103 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,662,000

Method: Private Sale

Date: 08/03/2023

Property Type: Townhouse (Single)



3/34 Wilfred Rd IVANHOE EAST 3079 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,580,000

Method: Private Sale

Date: 24/04/2023

Property Type: Townhouse (Single)

Account - Jellis Craig | P: (03) 9908 5700