## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,250,000	Pro	operty Type	Том	vnhouse		Suburb	Kew East
Period - From	23/07/2022	to	22/07/2023		So	urce	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.

Ad	dress 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.

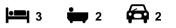
This Statement of Information was prepared on:

23/07/2023 20:03









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) 2 2



Price: \$1,680,000 Method: Sold Before Auction Date: 01/03/2023 Property Type: Townhouse (Res) Agent Comments



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

Agent Comments



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

Price: \$1,580,000 Method: Private Sale Date: 24/04/2023 Property Type: Townhouse (Single)

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



propertydata

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