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

1/4 Swinton Avenue, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$785,000		&		\$830,000				
Median sale price									
Median price	\$690,000	Pro	operty Type	Unit			Suburb	Kew	
Period - From	01/01/2024	to	31/03/2024		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	1/66 High St.S KEW 3101	\$830,000	23/02/2024
2	1/26a Oak St HAWTHORN 3122	\$800,000	24/02/2024
3	6/79 Walpole St KEW 3101	\$771,000	23/03/2024

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:

17/04/2024 09:05









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$785,000 - \$830,000 Median Unit Price March quarter 2024: \$690,000

Comparable Properties

1/66 High St.S KEW 3101 (REI)2121Price: \$830,000Method: Sold Before AuctionDate: 23/02/2024Property Type: Apartment	Agent Comments
1/26a Oak St HAWTHORN 3122 (REI) 2 1 1 1 Price: \$800,000 Method: Auction Sale Date: 24/02/2024 Property Type: Apartment	Agent Comments
6/79 Walpole St KEW 3101 (REI) 2 1 1 1 Price: \$771,000 Method: Auction Sale Date: 23/03/2024 Property Type: Apartment	Agent Comments

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propertydata

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