

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$785,000

&

\$830,000

### Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Kew

Period - From

01/01/2024

to

31/03/2024

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	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)**

Agent Comments



**Price:** \$830,000

**Method:** Sold Before Auction

**Date:** 23/02/2024

**Property Type:** Apartment



**1/26a Oak St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$800,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Apartment



**6/79 Walpole St KEW 3101 (REI)**

Agent Comments



**Price:** \$771,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Apartment