

# 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 Park 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,900,000 Property Type House Suburb Kew

Period - From 01/04/2023 to 30/06/2023 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	14 Park Av KEW 3101	\$2,188,000	15/03/2023
2	8 Arbour Dr KEW 3101	\$2,175,000	03/06/2023
3	3 Lower Dr.N KEW 3101	\$2,150,000	28/04/2023

**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:

14/08/2023 11:06



4 3 2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 434 sqm approx

**Agent Comments**

Peacefully nestled near the Yarra river parklands in Kew, this custom-designed and quality-built residence is underpinned by its clever design, impressive space and luxurious appointments throughout.

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000

**Median House Price**  
June quarter 2023: \$2,900,000

## Comparable Properties



**14 Park Av KEW 3101 (REI/VG)**

**Agent Comments**

4 4 2

**Price:** \$2,188,000  
**Method:** Sold Before Auction  
**Date:** 15/03/2023  
**Property Type:** House (Res)  
**Land Size:** 410 sqm approx

**8 Arbour Dr KEW 3101 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,175,000  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** House (Res)  
**Land Size:** 491 sqm approx



**3 Lower Dr.N KEW 3101 (REI)**

**Agent Comments**

4 3 2

**Price:** \$2,150,000  
**Method:** Private Sale  
**Date:** 28/04/2023  
**Property Type:** House  
**Land Size:** 396 sqm approx