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	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,900,000	Pro	Property Type Hous		se		Suburb	Kew
Period - From	01/04/2023	to	30/06/2023		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.

Ado	dress 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

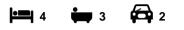


1 Park Avenue, Kew Vic 3101



Tamsin Curcio 03 9889 3990 0433 834 221





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.

Comparable Properties



14 Park Av KEW 3101 (REI/VG)

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)

2

2

Agent Comments

Agent Comments



4



3 Lower Dr.N KEW 3101 (REI)



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

Account - Shelter Real Estate | P: 03 9889 3990



propertydata

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Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price June guarter 2023: \$2,900,000

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