

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 Winton Street, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,470,000

Median sale price

Median price \$2,822,500

Property Type House

Suburb Kew

Period - From 23/01/2023

to 22/01/2024

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	5 First Av KEW 3101	\$2,418,000	09/09/2023
2	3 Birrell Ct KEW 3101	\$2,415,000	16/11/2023
3			

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:

23/01/2024 10:40



3 1 1

Property Type: home

Land Size: 603 sqm approx

Agent Comments

Comparable Properties



5 First Av KEW 3101 (REI/VG)

Agent Comments

3 2 3

Price: \$2,418,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House

Land Size: 646 sqm approx



3 Birrell Ct KEW 3101 (REI/VG)

Agent Comments

4 3 3

Price: \$2,415,000

Method: Private Sale

Date: 16/11/2023

Property Type: House

Land Size: 535 sqm approx

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.