

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

10 Bowen Street, Kew Vic 3101

Indicative selling price

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

Range between \$4,400,000 & \$4,800,000

Median sale price

Median price \$2,980,000 Property Type House 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 | 63 Wellington St KEW 3101 | \$4,900,000 | 16/03/2024 |
| 2 | 5 Redmond St KEW 3101 | \$4,750,000 | 20/04/2024 |
| 3 | 2 Rae St HAWTHORN 3122 | \$4,450,000 | 01/06/2024 |

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:

27/06/2024 11:20



2 1 4

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$4,400,000 - \$4,800,000

Median House Price

March quarter 2024: \$2,980,000

Comparable Properties



63 Wellington St KEW 3101 (REI)

Agent Comments

4 3 4

Price: \$4,900,000

Method: Private Sale

Date: 16/03/2024

Property Type: House (Res)



5 Redmond St KEW 3101 (REI/VG)

Agent Comments

5 4 2

Price: \$4,750,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 728 sqm approx



2 Rae St HAWTHORN 3122 (REI)

Agent Comments

5 3 2

Price: \$4,450,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 685 sqm approx

Account - Marshall White | P: 03 9822 9999