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 Vista Avenue, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$6,000,000							
Median sale price								
Median price	\$2,980,000	Pro	operty Type Hou	se	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	64 Mont Albert Rd CANTERBURY 3126	\$6,400,000	20/03/2024
2	12 Haig St DEEPDENE 3103	\$6,400,000	27/03/2024
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:

06/05/2024 17:40









Rooms: 8 Property Type: House (Res) Land Size: 608 sqm approx Agent Comments Indicative Selling Price \$6,000,000 Median House Price March quarter 2024: \$2,980,000

Comparable Properties

64 Mont Albert Rd CANTERBURY 3126 (REI) 5 4 6 8 Price: \$6,400,000 Method: Private Sale Date: 20/03/2024 Property Type: House (Res) Land Size: 632 sqm approx	Agent Comments
12 Haig St DEEPDENE 3103 (REI) 6 4 2 Price: \$6,400,000 Method: Private Sale Date: 27/03/2024 Property Type: House	Agent Comments

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.

Account - Jellis Craig | P: 98305966

propertydata



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