

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 Windella Avenue, Kew East Vic 3102

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$2,302,500 Property Type House Suburb Kew East

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 | 4 Birdwood St KEW EAST 3102 | \$2,230,000 | 18/03/2024 |
| 2 | 12 Frater St KEW EAST 3102 | \$2,000,000 | 06/03/2024 |
| 3 | 118 Kilby Rd KEW EAST 3102 | \$1,970,000 | 20/04/2024 |

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:

22/04/2024 13:46



 4
  2
  2

Property Type: House
Land Size: 697 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,950,000 - \$2,100,000
Median House Price
 March quarter 2024: \$2,302,500

Comparable Properties



4 Birdwood St KEW EAST 3102 (REI)

Agent Comments

 4
  2
  2

Price: \$2,230,000
Method: Sold Before Auction
Date: 18/03/2024
Property Type: House (Res)
Land Size: 650 sqm approx



12 Frater St KEW EAST 3102 (REI)

Agent Comments

 3
  2
  2

Price: \$2,000,000
Method: Private Sale
Date: 06/03/2024
Property Type: House



118 Kilby Rd KEW EAST 3102 (REI)

Agent Comments

 3
  2
  2

Price: \$1,970,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 720 sqm approx

Account - Marshall White | P: 03 9822 9999