## 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 betwee	n \$1,950,000		&		\$2,100,000			
Median sale price								
Median price	\$2,302,500	Property Type Hous		se		Suburb	Kew East	
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress 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

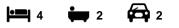
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/04/2024 13:46







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) → 4 → 2 → 2 Price: \$2,230,000 Method: Sold Before Auction Date: 18/03/2024 Property Type: House (Res) Land Size: 650 sqm approx	Agent Comments
as en	12 Frater St KEW EAST 3102 (REI) 3 2 2 2 Price: \$2,000,000 Method: Private Sale Date: 06/03/2024 Property Type: House	Agent Comments
MOSS -	118 Kilby Rd KEW EAST 3102 (REI) 3 2 2 2 Price: \$1,970,000 Method: Auction Sale Date: 20/04/2024 Property Type: House (Res) Land Size: 720 sqm approx	Agent Comments

#### Account - Marshall White | P: 03 9822 9999



propertydata

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