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

101 Kilby Road, Kew East Vic 3102

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,500,000		&		\$2,700,000			
Median sale pi	rice							
Median price	\$2,250,000	Pro	operty Type	Hous	se		Suburb	Kew East
Period - From	01/10/2023	to	31/12/2023		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	30 Mathers Av KEW EAST 3102	\$2,750,000	13/02/2024
2	18 Disraeli St KEW 3101	\$2,660,000	29/09/2023
3	84 Gladstone St KEW 3101	\$2,500,000	09/12/2023

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:

20/02/2024 15:06









Property Type: Divorce/Estate/Family Transfers Land Size: 658 sqm approx Agent Comments Indicative Selling Price \$2,500,000 - \$2,700,000 Median House Price December quarter 2023: \$2,250,000

Comparable Properties



30 Mathers Av KEW EAST 3102 (REI)



Price: \$2,750,000 Method: Sold Before Auction Date: 13/02/2024 Property Type: House Land Size: 880 sqm approx Agent Comments

Agent Comments



18 Disraeli St KEW 3101 (REI/VG)



Price: \$2,660,000 Method: Auction Sale Date: 29/09/2023 Property Type: House (Res) Land Size: 281 sqm approx



84 Gladstone St KEW 3101 (REI/VG)



Agent Comments

Price: \$2,500,000 Method: Sold Before Auction Date: 09/12/2023 Property Type: House (Res) Land Size: 576 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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