#### 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	11 Stevens Close, Kew Vic 3101
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$2,500,000	Pro	perty Type	House		Suburb	Kew
Period - From	01/10/2023	to	31/12/2023		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

1	5 Linnaker PI KEW 3101	\$2,045,000	22/12/2023
2	13 Collins St KEW 3101	\$2,010,000	18/11/2023
3	9 Wellington St KEW 3101	\$1,940,000	14/02/2024

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.

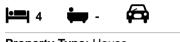
This Statement of Information was prepared on:	08/04/2024 12:38



Date of sale







Property Type: House Land Size: 423.601 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,800,000 - \$1,980,000 **Median House Price** December guarter 2023: \$2,500,000

## Comparable Properties



5 Linnaker PI KEW 3101 (VG)





Price: \$2,045,000 Method: Sale Date: 22/12/2023

Property Type: House (Res) Land Size: 415 sqm approx

**Agent Comments** 



13 Collins St KEW 3101 (REI/VG)



Price: \$2,010,000 Method: Auction Sale Date: 18/11/2023

Property Type: House (Res) Land Size: 307 sqm approx

Agent Comments



9 Wellington St KEW 3101 (REI)





Price: \$1,940,000 Method: Private Sale Date: 14/02/2024 Property Type: House Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



