

# 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

12 Dunlop Avenue, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$7,900,000

&

\$8,600,000

### Median sale price

Median price

\$2,875,000

Property Type

House

Suburb

Kew

Period - From

01/04/2023

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	892 Glenferrie Rd KEW 3101	\$8,215,000	01/03/2024
2	1 Chrystobel Cr HAWTHORN 3122	\$8,000,000	02/03/2024
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:

17/06/2024 14:09

12 Dunlop Avenue, Kew Vic 3101



 5  3  2

**Rooms:** 11  
**Property Type:** House  
**Land Size:** 1200 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$7,900,000 - \$8,600,000  
**Median House Price**  
Year ending March 2024: \$2,875,000

## Comparable Properties



**892 Glenferrie Rd KEW 3101 (REI)**

**Agent Comments**

 5  4  3

**Price:** \$8,215,000  
**Method:** Private Sale  
**Date:** 01/03/2024  
**Property Type:** House  
**Land Size:** 1157 sqm approx



**1 Chrystobel Cr HAWTHORN 3122 (REI)**

**Agent Comments**

 4  2  4

**Price:** \$8,000,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 938 sqm approx

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 - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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