

# 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 Frater Street, Kew East Vic 3102

### Indicative selling price

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

Range between \$1,910,000 & \$2,100,000

### Median sale price

Median price \$2,250,000 Property Type House Suburb Kew East

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	Date of sale
1	17 Violet Gr KEW EAST 3102	\$2,085,000	02/12/2023
2	126 Kilby Rd KEW EAST 3102	\$2,050,000	25/09/2023
3	8 Macedon Av BALWYN NORTH 3104	\$2,015,000	23/09/2023

**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: 06/02/2024 12:51



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,910,000 - \$2,100,000  
**Median House Price**  
December quarter 2023: \$2,250,000

## Comparable Properties



17 Violet Gr KEW EAST 3102 (REI)

Agent Comments



**Price:** \$2,085,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)



126 Kilby Rd KEW EAST 3102 (REI/VG)

Agent Comments



**Price:** \$2,050,000  
**Method:** Sold Before Auction  
**Date:** 25/09/2023  
**Property Type:** House (Res)  
**Land Size:** 733 sqm approx



8 Macedon Av BALWYN NORTH 3104 (REI/VG)

Agent Comments



**Price:** \$2,015,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 735 sqm approx

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