

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 Second Av, Kew Vic 3101

Indicative selling price

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

Range between

\$5,800,000

&

\$6,300,000

Median sale price

Median price

\$2,980,000

Property Type

House

Suburb

Kew

Period - From

01/01/2024

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	44 Malin St KEW 3101	\$6,350,000	16/03/2024
2	29 Swinton Av KEW 3101	\$6,100,000	13/12/2023
3	5 Edward St KEW 3101	\$5,838,888	28/10/2023

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:

18/04/2024 13:32



5 5 6

Property Type: House (New - Detached)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$5,800,000 - \$6,300,000

Median House Price

March quarter 2024: \$2,980,000

Comparable Properties



44 Malin St KEW 3101 (REI)

Agent Comments

5 4 3

Price: \$6,350,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 836 sqm approx



29 Swinton Av KEW 3101 (REI/VG)

Agent Comments

5 4 4

Price: \$6,100,000

Method: Private Sale

Date: 13/12/2023

Property Type: House

Land Size: 823 sqm approx



5 Edward St KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$5,838,888

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 816 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088