

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 Yarra Street, Kew Vic 3101

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,750,000 Property Type House Suburb Kew

Period - From 11/04/2023 to 10/04/2024 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	40 Yarravale Rd KEW 3101	\$3,050,000	10/02/2024
2	6 Banool Av KEW 3101	\$2,980,000	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: 11/04/2024 16:01



Property Type: House

Land Size: 819sqm approx.

Agent Comments

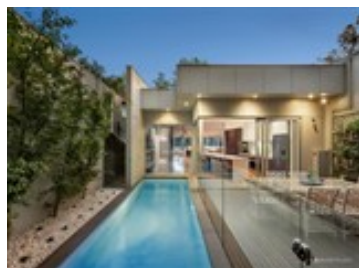
Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

11/04/2023 - 10/04/2024: \$2,750,000

Comparable Properties



40 Yarravale Rd KEW 3101 (REI)

Agent Comments



Price: \$3,050,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 371 sqm approx



6 Banool Av KEW 3101 (REI)

Agent Comments



Price: \$2,980,000

Method: Private Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 652 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.