

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

130 Normanby Road, Kew Vic 3101

Indicative selling price

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

Range between \$2,350,000 & \$2,550,000

Median sale price

Median price \$2,900,000 Property Type House Suburb Kew

Period - From 01/04/2023 to 30/06/2023 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	21 Belford Rd KEW EAST 3102	\$2,300,000	17/03/2023
2	16 Second Av KEW 3101	\$2,315,000	04/05/2023
3	38 Ramsay Av KEW EAST 3102	\$2,480,000	10/03/2023

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: 04/08/2023 12:10



Rooms: 2
Property Type: House
Land Size: 750 sqm approx
Agent Comments

Indicative Selling Price
\$2,350,000 - \$2,550,000
Median House Price
June quarter 2023: \$2,900,000

Comparable Properties



21 Belford Rd KEW EAST 3102 (REI/VG)

Agent Comments



Price: \$2,300,000
Method: Private Sale
Date: 17/03/2023
Property Type: House
Land Size: 685 sqm approx



16 Second Av KEW 3101 (REI)

Agent Comments



Land Size: 649sqm

Price: \$2,315,000
Method: Sold Before Auction
Date: 04/05/2023
Property Type: House (Res)
Land Size: 1300 sqm approx



38 Ramsay Av KEW EAST 3102 (REI/VG)

Agent Comments



Price: \$2,480,000
Method: Sold Before Auction
Date: 10/03/2023
Property Type: House (Res)
Land Size: 689 sqm approx

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