

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

14 Locksley Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

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	58 Kent St KEW 3101	\$2,650,000	28/10/2023
2	11 Irymple Av KEW EAST 3102	\$2,525,000	26/03/2024
3	40 Ramsay Av KEW EAST 3102	\$2,375,000	07/02/2024

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: 15/04/2024 13:27



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

March quarter 2024: \$2,980,000

Comparable Properties



58 Kent St KEW 3101 (REI/VG)

Agent Comments

3 1 1

Price: \$2,650,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House

Land Size: 669 sqm approx



11 Irymple Av KEW EAST 3102 (REI)

Agent Comments

4 2 2

Price: \$2,525,000

Method: Private Sale

Date: 26/03/2024

Property Type: House

Land Size: 697 sqm approx



40 Ramsay Av KEW EAST 3102 (REI)

Agent Comments

3 1 2

Price: \$2,375,000

Method: Auction Sale

Date: 07/02/2024

Property Type: House (Res)

Land Size: 689 sqm approx

Account - Marshall White | P: 03 9822 9999