

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

17 Byron Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,850,000 & \$3,025,000

Median sale price

Median price \$2,894,500 Property Type House Suburb Kew

Period - From 03/10/2022 to 02/10/2023 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	31 Fernhurst Gr KEW 3101	\$3,250,000	09/09/2023
2	4 Edward St HAWTHORN 3122	\$2,910,000	19/08/2023
3	83 Harcourt St HAWTHORN EAST 3123	\$2,800,000	16/09/2023

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:

03/10/2023 14:43



4 2 5

Property Type: House (Res)

Land Size: 451 sqm approx

Agent Comments

Indicative Selling Price

\$2,850,000 - \$3,025,000

Median House Price

03/10/2022 - 02/10/2023: \$2,894,500

Comparable Properties



31 Fernhurst Gr KEW 3101 (REI)

Agent Comments

4 2 2

Price: \$3,250,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 664 sqm approx



4 Edward St HAWTHORN 3122 (REI/VG)

Agent Comments

3 2 1

Price: \$2,910,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 487 sqm approx



83 Harcourt St HAWTHORN EAST 3123 (REI)

Agent Comments

4 1 2

Price: \$2,800,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 590 sqm approx

Account - Jellis Craig | P: 03 9864 5000