

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 Stoke Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,925,000

Property Type House

Suburb Kew

Period - From 01/07/2022

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 | 22 Tennyson St KEW 3101 | \$1,950,000 | 23/06/2023 |
| 2 | 17 Edgevale Rd KEW 3101 | \$1,730,000 | 11/03/2023 |
| 3 | 10 First Av KEW 3101 | \$1,680,000 | 02/09/2023 |

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:

07/09/2023 09:35

17 Stoke Avenue, Kew Vic 3101



Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
Year ending June 2023: \$2,925,000

Comparable Properties

22 Tennyson St KEW 3101 (REI)

Agent Comments



Price: \$1,950,000
Method:
Date: 23/06/2023
Property Type: House



17 Edgevale Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$1,730,000
Method: Private Sale
Date: 11/03/2023
Property Type: House
Land Size: 343 sqm approx



10 First Av KEW 3101 (REI)

Agent Comments



Price: \$1,680,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 683 sqm approx

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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