

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

19 Valerie Street, Kew East Vic 3102

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,302,500 Property Type House Suburb Kew East

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	3 Heather Gr KEW 3101	\$2,113,800	04/05/2024
2	44 Elm Gr KEW EAST 3102	\$2,100,000	12/06/2024
3	12 Frater St KEW EAST 3102	\$2,000,000	06/03/2024

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:

01/07/2024 08:50



Rooms: 5

Property Type: House

Land Size: 844 sqm approx

Agent Comments

Comparable Properties



3 Heather Gr KEW 3101 (REI)

Agent Comments



Price: \$2,113,800

Method: Private Sale

Date: 04/05/2024

Property Type: House

Land Size: 708 sqm approx



44 Elm Gr KEW EAST 3102 (REI)

Agent Comments



Price: \$2,100,000

Method: Private Sale

Date: 12/06/2024

Property Type: House

Land Size: 711 sqm approx



12 Frater St KEW EAST 3102 (REI/VG)

Agent Comments



Price: \$2,000,000

Method: Private Sale

Date: 06/03/2024

Property Type: House

Land Size: 825 sqm approx