

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

2/10 Oswin Street, Kew East Vic 3102

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,059,444 Property Type Unit Suburb Kew East

Period - From 01/01/2023 to 31/12/2023 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	2/5 Mountain Gr KEW 3101	\$845,000	02/09/2023
2	3/28 Wimba Av KEW 3101	\$810,000	22/09/2023
3	3/11 Churchill St KEW 3101	\$810,000	26/08/2023

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:

26/02/2024 10:13



Rooms: 3

Property Type: Unit

Land Size: 221 sqm approx

Agent Comments

Comparable Properties



2/5 Mountain Gr KEW 3101 (REI/VG)

Agent Comments



Price: \$845,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Unit



3/28 Wimba Av KEW 3101 (REI/VG)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 22/09/2023

Property Type: Unit



3/11 Churchill St KEW 3101 (REI/VG)

Agent Comments



Price: \$810,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Unit