Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/21 Valerie Street, Kew East Vic 3102

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,510,000	Pro	operty Type	Том	/nhouse		Suburb	Kew East
Period - From	21/03/2023	to	20/03/2024		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	2/7 First Av KEW 3101	\$1,380,000	18/11/2023
2	4a Hartington St KEW 3101	\$1,350,000	02/03/2024
3	7/30 Wellington St KEW 3101	\$1,180,000	01/02/2024

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:

21/03/2024 09:57





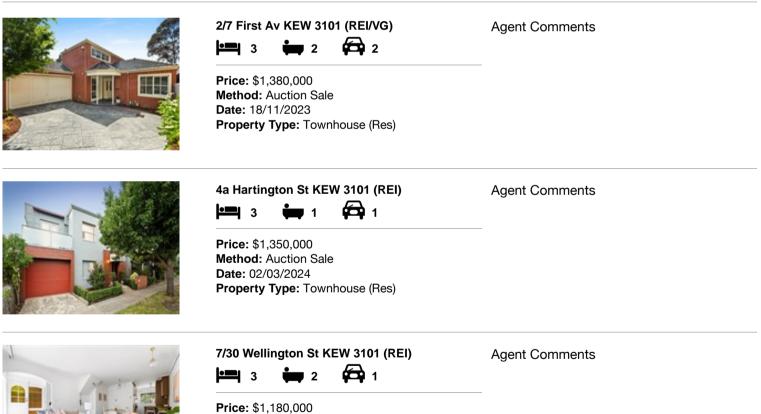




Rooms: 6 Property Type: Townhouse Agent Comments Nick O'Halloran 9831 2819 0430 345 086 nickohalloran@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Townhouse Price 21/03/2023 - 20/03/2024: \$1,510,000

Comparable Properties



Method: Sold Before Auction Date: 01/02/2024 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 98305966



property data

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