

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

2/26 Windella Avenue, Kew East Vic 3102

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$722,000 Property Type Unit Suburb Kew East

Period - From 25/06/2023 to 24/06/2024 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	5/2-4 Simpson St KEW 3101	\$795,000	15/06/2024
2	4/5 Clyde St KEW EAST 3102	\$775,000	18/01/2024
3	4/55 Strathalbyn St KEW EAST 3102	\$762,000	30/01/2024

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:

25/06/2024 09:20



2 1 2

Property Type: Villa Unit

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

25/06/2023 - 24/06/2024: \$722,000

Comparable Properties



5/2-4 Simpson St KEW 3101 (REI)

Agent Comments

2 1 2

Price: \$795,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Unit



4/5 Clyde St KEW EAST 3102 (REI/VG)

Agent Comments

2 1 1

Price: \$775,000

Method: Private Sale

Date: 18/01/2024

Property Type: Unit



4/55 Strathalbyn St KEW EAST 3102 (REI/VG)

Agent Comments

2 1 1

Price: \$762,000

Method: Sold Before Auction

Date: 30/01/2024

Property Type: Unit