

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

2/5 Mountain Grove, Kew Vic 3101

Indicative selling price

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

Range between \$795,000 & \$850,000

Median sale price

Median price \$785,000 Property Type Unit 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	4/177 Rathmines Rd HAWTHORN EAST 3123	\$841,000	20/05/2023
2	4/12 Station St KEW EAST 3102	\$790,000	17/04/2023
3	1/34 Strathalbyn St KEW EAST 3102	\$742,500	03/06/2023

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:

23/07/2023 11:48



Rooms: 4
Property Type: Villa
Agent Comments

Indicative Selling Price
\$795,000 - \$850,000
Median Unit Price
Year ending June 2023: \$785,000

Comparable Properties



4/177 Rathmines Rd HAWTHORN EAST 3123 (REI) **Agent Comments**



Price: \$841,000
Method: Auction Sale
Date: 20/05/2023
Property Type: Apartment



4/12 Station St KEW EAST 3102 (REI/VG) **Agent Comments**



Price: \$790,000
Method: Sold Before Auction
Date: 17/04/2023
Property Type: Unit



1/34 Strathalbyn St KEW EAST 3102 (REI) **Agent Comments**



Price: \$742,500
Method: Auction Sale
Date: 03/06/2023
Property Type: Unit