

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

2/7 FIRST AVENUE KEW VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Kew

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

| | | |
|--------------------------------------|-------------|-----------|
| 1/75 NORMANBY ROAD KEW VIC 3101 | \$1,210,000 | 28-Aug-23 |
| 2/16-18 CHILDERS STREET KEW VIC 3101 | \$1,225,000 | 26-Aug-23 |
| 2/69 PARKHILL ROAD KEW VIC 3101 | \$1,435,000 | 26-Aug-23 |

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 6 months.~~

This Statement of Information was prepared on: 23 October 2023



**1/75 NORMANBY ROAD KEW VIC
3101**

 3  2  2

Sold Price **\$1,210,000** Sold Date **28-Aug-23**

Distance **0.52km**



**2/16-18 CHILDERS STREET KEW
VIC 3101**

 3  2  2

Sold Price ^{RS} **\$1,225,000** ^{UN} Sold Date **26-Aug-23**

Distance **1.08km**



**2/69 PARKHILL ROAD KEW VIC
3101**

 3  2  2

Sold Price **\$1,435,000** Sold Date **26-Aug-23**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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