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

Period-from

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

Single Price		or rang betwee		&	\$1,300,000
Median sale price (*Delete house or unit as app	plicable)				
Median Price	\$835,000	Property type	Unit	Suburb	Kew

30 Sep 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2022

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.

to

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



Corelogic

consumer.vic.gov.au



Peter Daicos

M 0413757357

E peterd@langwellharper.com.au



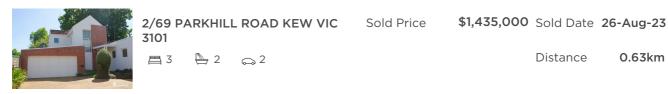
 1/75 NORMANBY ROAD KEW VIC
 Sold Price
 \$1,210,000
 Sold Date
 28-Aug-23

 3101
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □
 □



 2/16-18 CHILDERS STREET KEW
 Sold Price
 Sold Price
 Sold Date
 26-Aug-23

 VIC 3101
 Image: Second stress of the second stress



RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.