

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 LOWER DRIVE NORTH 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

\$2,400,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,040,000

Property type

House

Suburb

Kew

Period-from

01 Nov 2022

to

31 Oct 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

9 COLLINS STREET KEW VIC 3101	\$2,510,000	11-Nov-23
12 LOWER DRIVE NORTH KEW VIC 3101	\$2,200,000	24-Oct-23
38 MAIN DRIVE KEW VIC 3101	\$2,955,000	15-Jun-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: 22 November 2023



9 COLLINS STREET KEW VIC 3101

Sold Price ^{RS} **\$2,510,000** Sold Date **11-Nov-23**

4 2 2

Distance **0.2km**



12 LOWER DRIVE NORTH KEW VIC 3101

Sold Price ^{RS} **\$2,200,000** ^{UN} Sold Date **24-Oct-23**

4 3 2

Distance **0.08km**



38 MAIN DRIVE KEW VIC 3101

Sold Price **\$2,955,000** Sold Date **15-Jun-23**

4 4 2

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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