

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

20 Coleman Avenue, Kew East Vic 3102

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,302,500 Property Type House Suburb Kew East

Period - From 01/01/2024 to 31/03/2024 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	11 Irymple Av KEW EAST 3102	\$2,525,000	26/03/2024
2	4 Birdwood St KEW EAST 3102	\$2,230,000	18/03/2024
3	37 Spruzen Av KEW EAST 3102	\$2,205,000	01/03/2024

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: 16/04/2024 07:44



Property Type:
Divorce/Estate/Family Transfers
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
March quarter 2024: \$2,302,500

Comparable Properties



11 Irymple Av KEW EAST 3102 (REI)

Agent Comments



Price: \$2,525,000
Method: Private Sale
Date: 26/03/2024
Property Type: House
Land Size: 697 sqm approx



4 Birdwood St KEW EAST 3102 (REI)

Agent Comments



Price: \$2,230,000
Method: Sold Before Auction
Date: 18/03/2024
Property Type: House (Res)
Land Size: 650 sqm approx



37 Spruzen Av KEW EAST 3102 (REI)

Agent Comments



Price: \$2,205,000
Method: Sold Before Auction
Date: 01/03/2024
Property Type: House (Res)
Land Size: 581 sqm approx

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