### 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$2,300,000		&		\$2,500,000			
Median sale p	rice							
Median price	\$2,302,500	Pro	operty Type	Hou	se		Suburb	Kew East
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress 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



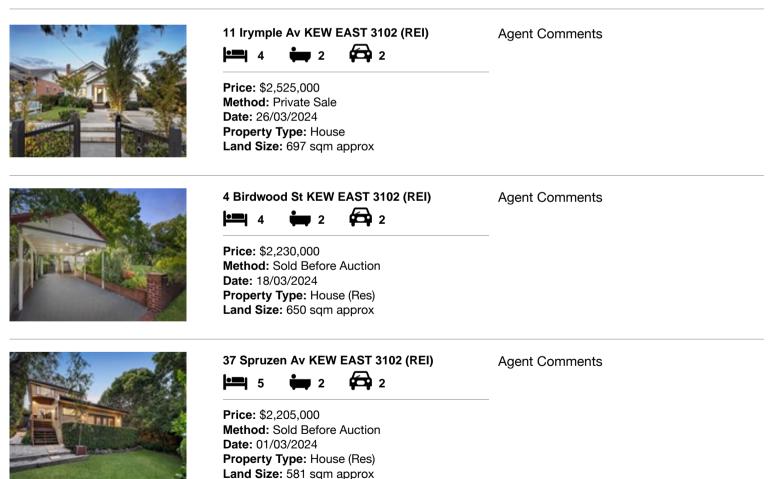
# Nelson Alexander





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**



Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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