Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 20 Valentine Avenue, Kew Vic 3101

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|---------------|-----|---------------|--|-------------|------|--------|-----|--|
| Range betweer | n \$2,700,000 | | & | | \$2,900,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$2,900,000 | Pro | Property Type | | House | | Suburb | Kew | |
| Period - From | 01/04/2023 | to | 30/06/2023 | | 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 sixmonths 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 | 29 Fitzwilliam St KEW 3101 | \$2,900,000 | 17/06/2023 |
| 2 | 155 Wellington St KEW 3101 | \$2,889,000 | 13/05/2023 |
| 3 | | | |

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:

20/09/2023 12:29



RT Edgar





Property Type: House Land Size: 490 sqm approx Agent Comments 2 Master Suites 3 bathrooms plus separate powder room

Indicative Selling Price \$2,700,000 - \$2,900,000 Median House Price June quarter 2023: \$2,900,000

Comparable Properties

| 29 Fitzwilliam St KEW 3101 (REI) 4 2 1 1 Price: \$2,900,000 Method: Auction Sale Date: 17/06/2023 Property Type: House (Res) | Agent Comments |
|---|----------------|
| 155 Wellington St KEW 3101 (REI/VG) 5 3 2 Price: \$2,889,000 Method: Auction Sale Date: 13/05/2023 Property Type: House (Res) Land Size: 383 sqm approx | Agent Comments |

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

propertydata



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