

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 Valentine Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$2,900,000 Property Type House Suburb Kew

Period - From 01/04/2023 to 30/06/2023 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	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



 4  3  2

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)

Agent Comments

 4  2  1

Price: \$2,900,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)



155 Wellington St KEW 3101 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,889,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 383 sqm approx

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.

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