### 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**<sup>\*</sup> 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.

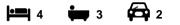
This Statement of Information was prepared on:

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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