

# 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

24 Belford Road, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,295,000 & \$2,395,000

### 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	62 Gladstone St KEW 3101	\$2,416,000	29/07/2023
2	37 Oswin St KEW EAST 3102	\$2,275,000	30/03/2023
3	55 Bennett Pde KEW EAST 3102	\$2,230,000	29/07/2023

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:

21/08/2023 13:31



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,295,000 - \$2,395,000  
**Median House Price**  
June quarter 2023: \$2,900,000

## Comparable Properties



**62 Gladstone St KEW 3101 (REI)**

Agent Comments



**Price:** \$2,416,000  
**Method:** Auction Sale  
**Date:** 29/07/2023  
**Property Type:** House (Res)



**37 Oswin St KEW EAST 3102 (REI/VG)**

Agent Comments



**Price:** \$2,275,000  
**Method:** Private Sale  
**Date:** 30/03/2023  
**Property Type:** House  
**Land Size:** 697 sqm approx



**55 Bennett Pde KEW EAST 3102 (REI)**

Agent Comments



**Price:** \$2,230,000  
**Method:** Auction Sale  
**Date:** 29/07/2023  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx

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