

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

25 Cypress Way, Kew Vic 3101

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$2,825,000 Property Type House Suburb Kew

Period - From 01/01/2023 to 31/12/2023 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	8 Oak Cl KEW 3101	\$2,600,000	20/10/2023
2	106 Derby St KEW 3101	\$3,105,000	16/03/2024
3	2 Lower Dr.N KEW 3101	\$2,500,000	08/12/2023

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:

09/04/2024 20:38



 6  3.5  2

Property Type: House (New - Detached)

Land Size: 555 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

Year ending December 2023: \$2,825,000

Comparable Properties



8 Oak CI KEW 3101 (REI)

Agent Comments

 5  4  2

Price: \$2,600,000

Method:

Date: 20/10/2023

Property Type: House



106 Derby St KEW 3101 (REI)

Agent Comments

 5  3  4

Price: \$3,105,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 542 sqm approx



2 Lower Dr.N KEW 3101 (REI)

Agent Comments

 4  4  2

Price: \$2,500,000

Method: Private Sale

Date: 08/12/2023

Property Type: House

Land Size: 552 sqm approx

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