

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

Single price \$2,580,000

Median sale price

Median price \$2,980,000

Property Type House

Suburb Kew

Period - From 01/01/2024

to 31/03/2024

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	6 Brazier Gr KEW 3101	\$3,000,000	01/12/2023
2	30 Mathers Av KEW EAST 3102	\$2,750,000	13/02/2024
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:

22/05/2024 21:38



Property Type: House (New - Detached)

Agent Comments

Indicative Selling Price
\$2,580,000

Median House Price
March quarter 2024: \$2,980,000

Comparable Properties



6 Brazier Gr KEW 3101 (REI/VG)

Agent Comments



Price: \$3,000,000
Method: Expression of Interest
Date: 01/12/2023
Property Type: House (Res)
Land Size: 695 sqm approx

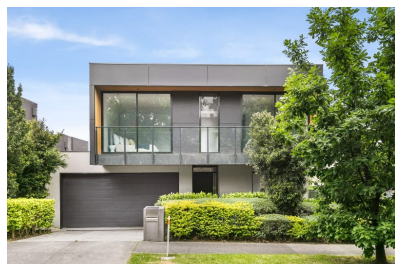


30 Mathers Av KEW EAST 3102 (REI)

Agent Comments



Price: \$2,750,000
Method: Sold Before Auction
Date: 13/02/2024
Property Type: House (Res)
Land Size: 880 sqm approx



2 Lower Dr.N KEW 3101 (REI)

Agent Comments



Price: \$2,500,000
Method: Private Sale
Date: 08/12/2023
Property Type: House
Land Size: 552 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481