

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 Mcconchie Avenue, Kew East Vic 3102

Indicative selling price

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

Range between \$2,650,000 & \$2,850,000

Median sale price

Median price \$2,230,000 Property Type House Suburb Kew East

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	60 Windella Av KEW EAST 3102	\$2,850,000	23/03/2024
2	39 Uvadale Gr KEW 3101	\$2,850,000	28/10/2023
3	14 Hamilton St KEW EAST 3102	\$2,685,000	01/12/2023

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 08:14



Property Type: House (Res)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$2,650,000 - \$2,850,000
Median House Price
Year ending December 2023: \$2,230,000

Comparable Properties



60 Windella Av KEW EAST 3102 (REI)

Agent Comments



Price: \$2,850,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 850 sqm approx



39 Uvadale Gr KEW 3101 (REI/VG)

Agent Comments



Price: \$2,850,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 697 sqm approx



14 Hamilton St KEW EAST 3102 (VG)

Agent Comments



Price: \$2,685,000
Method: Sale
Date: 01/12/2023
Property Type: House (Res)
Land Size: 715 sqm approx