Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	l for	sale
----------	---------	-------	------

Address Including suburb and postcode	

Indicative selling price

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

Range between \$600,000	&	\$660,000
-------------------------	---	-----------

Median sale price

Median price	\$785,000	Pro	perty Type Ur	nit		Suburb	Kew
Period - From	01/01/2023	to	31/12/2023	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	26/20 Pakington St KEW 3101	\$672,000	17/02/2024
2	103/13 Acacia Pl ABBOTSFORD 3067	\$660,000	17/01/2024
3	102/4 Willsmere Rd KEW 3101	\$660,000	21/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/03/2024 15:49





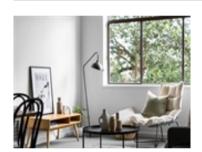
Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** Year ending December 2023: \$785,000



Property Type: Strata Unit/Flat **Agent Comments**

Comparable Properties



26/20 Pakington St KEW 3101 (REI)

Price: \$672,000 Method: Auction Sale Date: 17/02/2024 Property Type: Unit

Agent Comments



103/13 Acacia PI ABBOTSFORD 3067 (REI)

Price: \$660,000 Method: Private Sale Date: 17/01/2024

Property Type: Apartment

Agent Comments



102/4 Willsmere Rd KEW 3101 (REI)

Price: \$660.000 Method: Private Sale Date: 21/02/2024

Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



