

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

3/28 Wimba Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$775,000 Property Type Unit Suburb Kew

Period - From 01/04/2022 to 31/03/2023 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	1/20 Highbury Gr KEW 3101	\$935,000	24/05/2023
2	1/32 Corhampton Rd BALWYN NORTH 3104	\$886,000	03/06/2023
3	3/31 Hatfield St BALWYN NORTH 3104	\$851,000	17/06/2023

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:

11/07/2023 12:44

3/28 Wimba Avenue, Kew Vic 3101



Lloyd Lawton
03 9810 5054
0403229433

lloydlawton@jellisrcraig.com.au

Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

Year ending March 2023: \$775,000



Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



1/20 Highbury Gr KEW 3101 (REI)

Agent Comments



Price: \$935,000

Method: Sold Before Auction

Date: 24/05/2023

Property Type: Apartment



1/32 Corhampton Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$886,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Unit



3/31 Hatfield St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$851,000

Method: Auction Sale

Date: 17/06/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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