

## 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 WALSH STREET KEW VIC 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$5,600,000

&

\$6,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,888,000

Property type

House

Suburb

Kew

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

6 MOORE STREET HAWTHORN VIC 3122	\$5,800,000	13-Feb-24
29 SWINTON AVENUE KEW VIC 3101	\$6,100,000	13-Dec-23

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 6 months.

This Statement of Information was prepared on: 03 May 2024



**6 MOORE STREET HAWTHORN VIC 3122** Sold Price **\$5,800,000** Sold Date **13-Feb-24**

 3  2  2

Distance **2.53km**



**29 SWINTON AVENUE KEW VIC 3101** Sold Price **\$6,100,000** Sold Date **13-Dec-23**

 5  4  4

Distance **3.6km**

RS = Recent sale      UN = Undisclosed Sale

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