

# 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

30 Wimba Avenue, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,500,000 & \$4,950,000

### Median sale price

Median price \$2,825,000 Property Type House Suburb Kew

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	3 Gascoyne St CANTERBURY 3126	\$4,575,000	27/10/2023
2	77 Mount St KEW 3101	\$4,558,000	11/09/2023
3	20 Walsh St DEEPDENE 3103	\$4,020,000	10/11/2023

**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: 19/01/2024 10:48



5   3   3

**Property Type:** House (Res)

**Land Size:** 920 sqm approx

Agent Comments

**Indicative Selling Price**

\$4,500,000 - \$4,950,000

**Median House Price**

Year ending December 2023: \$2,825,000

## Comparable Properties



**3 Gascoyne St CANTERBURY 3126 (REI/VG)**

Agent Comments

4   2   4

**Price:** \$4,575,000

**Method:** Expression of Interest

**Date:** 27/10/2023

**Property Type:** House

**Land Size:** 948 sqm approx



**77 Mount St KEW 3101 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$4,558,000

**Method:** Sold Before Auction

**Date:** 11/09/2023

**Property Type:** House (Res)

**Land Size:** 969 sqm approx



**20 Walsh St DEEPDENE 3103 (REI)**

Agent Comments

4   3   3

**Price:** \$4,020,000

**Method:** Sold Before Auction

**Date:** 10/11/2023

**Property Type:** House (Res)

**Land Size:** 754 sqm approx

Account - Jellis Craig | P: 98305966