

# 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

33 Carson 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)

Range between \$3,400,000 & \$3,700,000

### Median sale price

Median price \$2,980,000 Property Type House Suburb Kew

Period - From 01/01/2024 to 31/03/2024 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	13 Edgecombe St KEW 3101	\$3,600,000	01/12/2023
2	5A Barry St KEW 3101	\$3,550,000	20/11/2023
3	47 Wills St KEW 3101	\$3,500,000	25/10/2023

**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:

23/04/2024 10:49



**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$3,400,000 - \$3,700,000

**Median House Price**

March quarter 2024: \$2,980,000

## Comparable Properties



**13 Edgecombe St KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$3,600,000

**Method:** Private Sale

**Date:** 01/12/2023

**Property Type:** House (Res)

**Land Size:** 422 sqm approx



**5A Barry St KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$3,550,000

**Method:** Private Sale

**Date:** 20/11/2023

**Property Type:** House

**Land Size:** 797 sqm approx



**47 Wills St KEW 3101 (REI)**

Agent Comments



**Price:** \$3,500,000

**Method:** Sold Before Auction

**Date:** 25/10/2023

**Property Type:** House (Res)

**Land Size:** 962 sqm approx

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