## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 33 Carson Street, Kew Vic 3101

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$3,400,000		&			\$3,700,000			
Median sale p	rice							
Median price	\$2,980,000	Pro	operty Type	Hou	se		Suburb	Kew
Period - From	01/01/2024	to	31/03/2024		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		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**

Line Line Line Line	13 Edgecombe St KEW 3101 (REI/VG) 4   2   2   2   2   2   2   2   2   2	Agent Comments
	5A Barry St KEW 3101 (REI/VG) 4 2 2 2 Price: \$3,550,000 Method: Private Sale Date: 20/11/2023 Property Type: House Land Size: 797 sqm approx	Agent Comments
	47 Wills St KEW 3101 (REI) 4 1 3 Price: \$3,500,000 Method: Sold Before Auction Date: 25/10/2023 Property Type: House (Res) Land Size: 962 sqm approx	Agent Comments

#### Account - Marshall White | P: 03 9822 9999



propertydata

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