## 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 37 Kent Street, Kew Vic 3101

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,000,000		&		\$2,200,00			
Median sale p	rice							
Median price	\$2,875,000	Pro	Property Type		House		Suburb	Kew
Period - From	01/04/2023	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.

Ade	dress of comparable property	Price	Date of sale
1	1 Winton St KEW 3101	\$2,355,000	24/02/2024
2	3 Heather Gr KEW 3101	\$2,113,800	04/05/2024
3	180 Princess St KEW 3101	\$2,000,000	04/05/2024

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:

08/05/2024 15:29



37 Kent Street, Kew Vic 3101



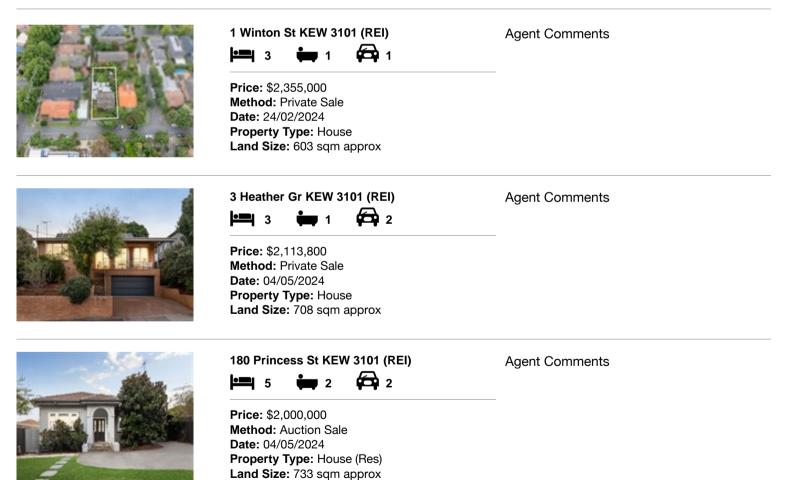




Property Type:House Land Size: 560 sqm approx Agent Comments Nick O'Halloran 9831 2819 0430 345 086 nickohalloran@jelliscraig.com.au

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending March 2024: \$2,875,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 98305966



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