

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 37 Spruzen Avenue, Kew East Vic 3102

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,250,000 Property Type House Suburb Kew East

Period - From 01/10/2023 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	24 Belford Rd KEW EAST 3102	\$2,360,000	16/09/2023
2	40 Elm Gr KEW EAST 3102	\$2,200,000	09/09/2023
3	9 Minto St KEW EAST 3102	\$2,150,000	10/08/2023

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: 06/02/2024 17:20



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Property Type: House
Land Size: 581 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
December quarter 2023: \$2,250,000

Comparable Properties



24 Belford Rd KEW EAST 3102 (REI/VG)

Agent Comments

4 2 2

Price: \$2,360,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 738 sqm approx

40 Elm Gr KEW EAST 3102 (VG)

Agent Comments

4 - -

Price: \$2,200,000
Method: Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 711 sqm approx

9 Minto St KEW EAST 3102 (REI/VG)

Agent Comments

4 2 3

Price: \$2,150,000
Method: Sold Before Auction
Date: 10/08/2023
Property Type: House (Res)
Land Size: 582 sqm approx