

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 Willow Grove, Kew East Vic 3102

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$2,285,000 Property Type House Suburb Kew East

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

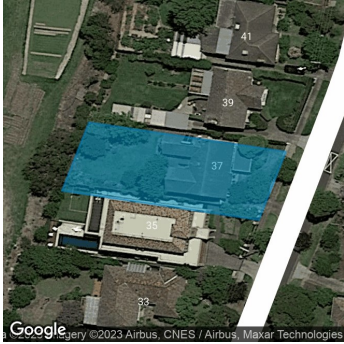
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	29 Elm Gr KEW EAST 3102	\$2,075,000	24/07/2023
2	66 White Av KEW EAST 3102	\$1,925,300	29/06/2023
3	26 Duke St KEW 3101	\$1,900,000	25/06/2023

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: 15/08/2023 13:13



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  1

Property Type: House (Res)

Land Size: 719 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

June quarter 2023: \$2,285,000

Comparable Properties



29 Elm Gr KEW EAST 3102 (REI)

Agent Comments

 4
  2
  1

Price: \$2,075,000

Method: Private Sale

Date: 24/07/2023

Property Type: House

Land Size: 810 sqm approx



66 White Av KEW EAST 3102 (REI)

Agent Comments

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  3

Price: \$1,925,300

Method: Private Sale

Date: 29/06/2023

Property Type: House

Land Size: 650 sqm approx



26 Duke St KEW 3101 (REI)

Agent Comments

 4
  1
  2

Price: \$1,900,000

Method: Private Sale

Date: 25/06/2023

Property Type: House

Land Size: 881 sqm approx

Account - Marshall White | P: 03 9822 9999