

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 39 Uvadale Grove, Kew Vic 3101

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$2,925,000 Property Type House Suburb Kew

Period - From 01/07/2022 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	22 Elphin Gr HAWTHORN 3122	\$2,918,000	20/05/2023
2	90 Adeney Av KEW 3101	\$2,850,000	14/07/2023
3	137 Wellington St KEW 3101	\$2,740,000	27/05/2023

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: 07/08/2023 15:16



Property Type: House

Agent Comments

Comparable Properties



22 Elphin Gr HAWTHORN 3122 (REI)

Agent Comments



Price: \$2,918,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House

Land Size: 738 sqm approx



90 Adeney Av KEW 3101 (REI)

Agent Comments



Price: \$2,850,000

Method: Auction Sale

Date: 14/07/2023

Property Type: House (Res)



137 Wellington St KEW 3101 (REI)

Agent Comments



Price: \$2,740,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 607 sqm approx