

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 4/23 Woodlands Avenue, Kew East Vic 3102

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,059,444 Property Type Unit Suburb Kew East

Period - From 27/03/2023 to 26/03/2024 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	26a Mcconchie Av KEW EAST 3102	\$1,150,000	24/02/2024
2	2/9 Head St BALWYN 3103	\$1,130,000	15/12/2023
3			

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: 27/03/2024 12:59



Rooms: 5

Property Type: Unit

Agent Comments

Comparable Properties



26a Mcconchie Av KEW EAST 3102 (REI)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

2/9 Head St BALWYN 3103 (VG)

Agent Comments



Price: \$1,130,000

Method: Sale

Date: 15/12/2023

Property Type: Flat/Unit/Apartment (Res)

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.