## 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

4/6 Mackie Court, Kew Vic 3101

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ting		
Range betweer	n \$780,000		&		\$850,000	D		
Median sale p	rice							
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Kew
Period - From	01/01/2025	to	31/03/2025		So	ource	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	5/6 Mackie Ct KEW 3101	\$851,000	03/03/2025
2	3/6 Mackie Ct KEW 3101	\$831,000	22/02/2025
3	1/13 Belmont Av KEW 3101	\$780,000	01/02/2025

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:

29/05/2025 11:01



4/6 Mackie Court, Kew Vic 3101







 Property Type: Ground Floor

 Apartment
 March

 Agent Comments

 Study Nook, Lock Up Garage, Laundry / Storage Room on title

Indicative Selling Price \$780,000 - \$850,000 Median Unit Price March quarter 2025: \$715,000

# **Comparable Properties**

5/6 Mackie Ct KEW 3101 (REI/VG) 2 1 1 1 Price: \$851,000 Method: Private Sale Date: 03/03/2025 Property Type: Apartment	Agent Comments SOLD OFF MARKET
3/6 Mackie Ct KEW 3101 (REI/VG) 2 1 2 1 1 Price: \$831,000 Method: Auction Sale Date: 22/02/2025 Property Type: Unit	Agent Comments
1/13 Belmont Av KEW 3101 (REI/VG) 2 1 1 1 Price: \$780,000 Method: Auction Sale Date: 01/02/2025 Property Type: Unit	Agent Comments

#### Account - RT Edgar | P: 03 9826 1000



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