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

40 Yarravale Road, Kew Vic 3101

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,950,000		&		\$3,150,000			
Median sale p	rice							
Median price	\$2,500,000	Pro	Property Type Ho		ISE		Suburb	Kew
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	6 Brazier Gr KEW 3101	\$3,000,000	01/12/2023
2	21 Holroyd St KEW 3101	\$3,180,000	12/08/2023
3	38 Main Dr KEW 3101	\$2,955,000	15/06/2023

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.

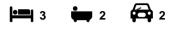
This Statement of Information was prepared on:

17/01/2024 16:07









Property Type: House (Res) Land Size: 371 sqm approx Agent Comments

Indicative Selling Price \$2,950,000 - \$3,150,000 Median House Price December quarter 2023: \$2,500,000

Comparable Properties

6 Brazier Gr KEW 3101 (REI)



Price: \$3,000,000 Method: Date: 01/12/2023 Property Type: House Agent Comments

Agent Comments



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21 Holroyd St KEW 3101 (REI/VG)

Price: \$3,180,000 Method: Auction Sale

Date: 12/08/2023 Property Type: House (Res) Land Size: 670 sqm approx



38 Main Dr KEW 3101 (VG) •

Price: \$2,955,000 Method: Sale Date: 15/06/2023 Property Type: House (Res) Land Size: 606 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243



propertydata

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