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

44 Malin Street, Kew Vic 3101

Indicative selling price

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

Range between $5,000,000 & $5,500,000

Median sale price

| Median price | $2,825,000 | Property Type | House | Suburb | Kew |

| Period - From | 01/01/2023 | to | 31/12/2023 | 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	5 Edward St KEW 3101	$5,838,888	28/10/2023
2	904 Glenferrie Rd KEW 3101	$4,981,000	04/10/2023
3	23 Alfred St KEW 3101	$4,930,000	16/09/2023

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: 12/02/2024 11:22

CONSUMER AFFAIRS VICTORIA

44 Malin Street, Kew Vic 3101

5 **4** **3**

Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$5,000,000 - $5,500,000
Median House Price
Year ending December 2023: $2,825,000

Comparable Properties

5 Edward St KEW 3101 (REI)

3 **2** **2**

Price: $5,838,888
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 816 sqm approx

Agent Comments

904 Glenferrie Rd KEW 3101 (VG)

5 **-** **-**

Price: $4,981,000
Method: Sale
Date: 04/10/2023
Property Type: House (Res)
Land Size: 711 sqm approx

Agent Comments

23 Alfred St KEW 3101 (REI/VG)

4 **2** **2**

Price: $4,930,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088